



Charlton Lane, West Farleigh, Maidstone, , ME15 0NU
Offers In Excess Of £350,000



**** A MOST SPACIOUS THREE BEDROOM SEMI-DETACHED HOME IN NEED OF REFURBISHMENT THROUGHOUT SITUATED IN THE POPULAR VILLAGE OF WEST FARLEIGH ****

A rare opportunity to acquire this spacious family home which features a living room, kitchen/diner, WC and utility area on the ground floor. Whilst on the first floor, there are three bedrooms and a bathroom. Externally, there is ample scope to provide off-road parking facilities and there is a good sized garden to the rear. The property is in need of complete renovation, however, offers a purchaser an excellent opportunity to put their own stamp on their home. There are no forward chain implications and an internal viewing is recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.



KEY FEATURES

- No forward chain
- Three bedrooms
- Large rear garden
- Potential off-road parking facilities
- Popular West Farleigh location

ACCOMMODATION

Ground Floor:

Entrance Hall

Living Room 19' x 12' (5.79m x 3.66m)

Kitchen/Diner 19' max x 13'4 max (5.79m max x 4.06m max)

Utility Area

WC and Larder Cupboard

First Floor:

Bedroom One 13'4 max x 13' (4.06m max x 3.96m)

Bedroom Two 12'1 x 10'6 (3.68m x 3.20m)

Bedroom Three 9' x 8'1 (2.74m x 2.46m)

Bathroom

EXTERNALLY

There is ample scope to the front to provide off-road parking and a good sized garden to the rear.

VIEWING

Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

