



Hartnup Street, Maidstone, Kent, ME16 8LT

Guide Price £280,000 - £290,000



**** GUIDE PRICE: £280,000 - £290,000 ** A BEAUTIFULLY PRESENTED RAGSTONE COTTAGE WITH DECEPTIVELY SPACIOUS ACCOMMODATION ARRANGED OVER FOUR LEVELS ****

Page & Wells are delighted to bring to market this rarely available two bedroom home, which has so much to offer. The lower ground floor features a large reception area which could be utilised as a family room or work from home office. The ground floor offers a spacious reception room with feature fireplace, a modern kitchen and utility room. On the first floor will be found a double bedroom and shower room, whilst the principal bedroom is situated on the second floor. There is a low maintenance garden to the rear. The property is well-placed for all local amenities and an internal viewing is recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: D. Council Tax Band: B.



KEY FEATURES

- Attractive ragstone cottage
- Accommodation over 4 levels
- Useful basement room offering a variety of uses
- First floor shower room
- Utility room
- Low maintenance garden

ACCOMMODATION

Ground Floor:

Reception Room

Kitchen

Utility Room

Lower Ground Floor:

Further Reception Area

First Floor:

Bedroom

Shower Room

Second Floor:

Principal Bedroom

EXTERNALLY

There is a pleasant low maintenance garden to the rear.

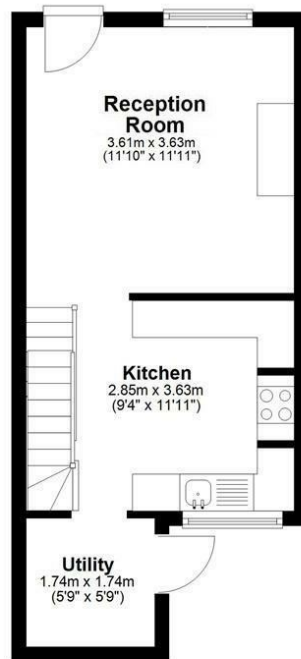
VIEWING

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		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

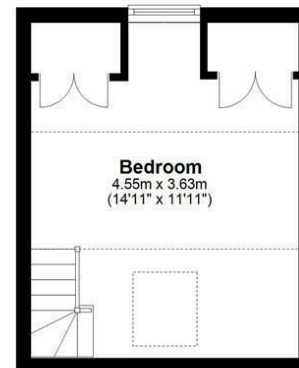
Ground Floor



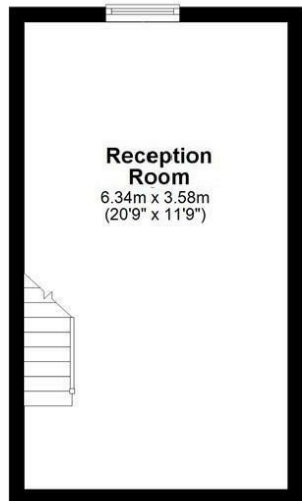
First Floor



Second Floor



Cellar



Total area: approx. 90.4 sq. metres (973.1 sq. feet)

