



London Road, Maidstone, Kent, ME16 0HF

Price £369,000



**\*\* A 3 BEDROOM COX STYLE SEMI-DETAHCED FAMILY HOME IN NEED OF MODERNISATION, SITUATED ON THE ALLINGTON/MAIDSTONE BORDERS. \*\***

Page & Wells are delighted to bring to the market this rarely available 3 bedroom home which offers huge potential and has no onward chain implications. The ground floor accommodation features an entrance hall, spacious sitting room, separate dining room, bedroom 3/ study, en-suite toilet, bathroom and kitchen. Whilst on the first floor you will find 2 double bedrooms. Externally there is a driveway providing off-road parking and a long established rear garden. Like many of the other properties in the neighbourhood, there is ample scope to add a significant extension, subject to the usual planning consents being obtained. Modernisation is required throughout, however, we feel this has been accounted for within the most realistic asking price.

Contact Page & Wells King Street office 01622756703

EPC: Awaiting

Tenure: Freehold

Council Tax Band: D



### Key Features

- \* NO FORWARD CHAIN
- \* Modernisation required
- \* 3 Bedrooms
- \* 2 Reception Rooms
- \* En-suite toilet
- \* Long established rear garden
- \* Driveway
- \* Popular Allington area
- \* Close to amenities

### Ground Floor:

#### Entrance Hall

#### Bathroom

Lounge 14'1 x 11'9 (4.29m x 3.58m)

Dining Room 13'4 x 12'4 (4.06m x 3.76m)

Kitchen 10'3 x 7 (3.12m x 2.13m)

Bedroom Three/Study 10'6 x 7'7 (3.20m x 2.31m)

#### En-suite Toilet

### First Floor:


Bedroom One 14'2 x 11'9 (4.32m x 3.58m)

Bedroom Two 11'10 x 9'1 (3.61m x 2.77m)

### Extrnally:

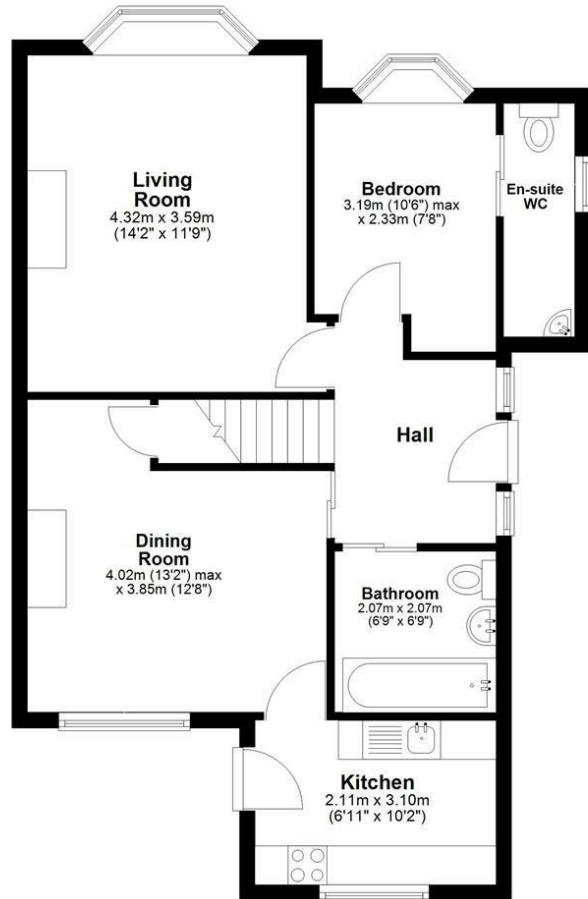
There is a driveway to the front providing off-road parking facilities. There is a large garden to the rear which offers huge potential.

### Energy Efficiency Rating

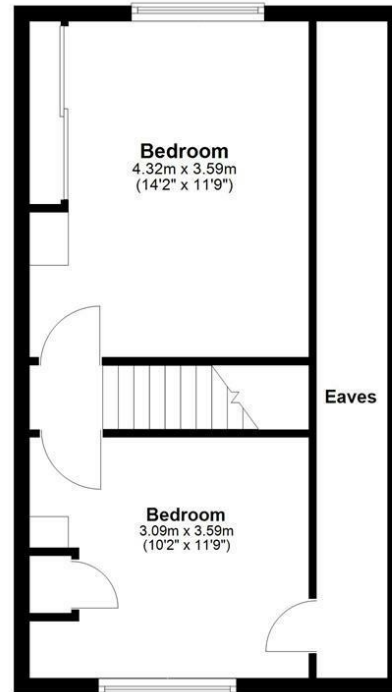
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### Ground Floor



### First Floor



Total area: approx. 89.8 sq. metres (967.1 sq. feet)

