



30 Bridgeside Mews
Maidstone
ME15 6TB

Offers in the Region of £295,000

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Description

Delightfully presented and recently comprehensively refurbished, this attractive end-of-terrace home offers stylish, move-in-ready accommodation with a fresh, contemporary feel. Improvements include a newly fitted kitchen with appliances, complete redecoration, and new carpets and flooring throughout.

Arranged over three floors, the accommodation comprises an entrance hall, modern fitted kitchen and downstairs cloakroom.

The first floor offers two bedrooms and a family bathroom, while the second floor provides a further bedroom and shower room. Outside, the property benefits from a west-facing rear garden measuring approximately 25ft, providing an ideal space to enjoy the afternoon and evening sun.

Perfect for buyers seeking a turn-key home with that desirable ‘new house’ feel, without the wait of buying new, the property is ready to simply move into and enjoy.

Offered for sale with no forward chain, early viewing is highly recommended.

Location

Tovil Green development is delightfully located next to the river with tow path walks back into the town centre, passing Amphi theatre and Millennium Park. There are shops including a supermarket, a just opened highly regarded infant and junior school. Maidstone the town centre is some one mile distant and offers a comprehensive selection of amenity including two museums, theatre, County library, multi-screen and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. For older children there is a selection of schools and colleges in and around the town centre.

Council Tax Band
D

VIEWINGS STRICTLY BY APPOINTMENT

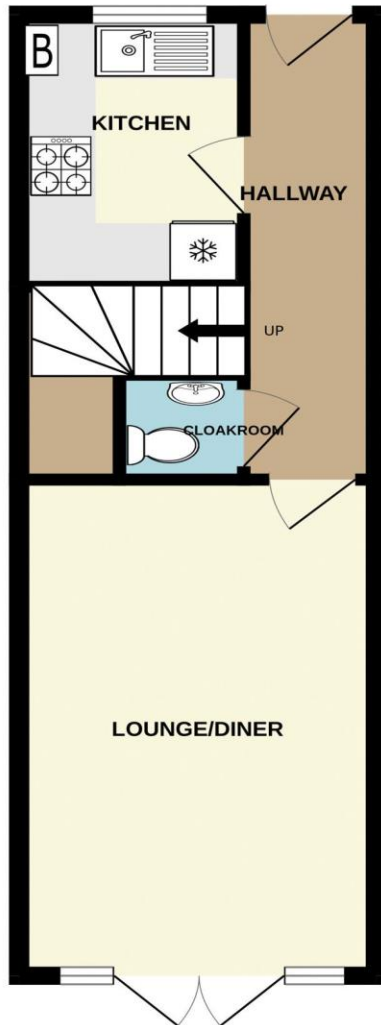
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

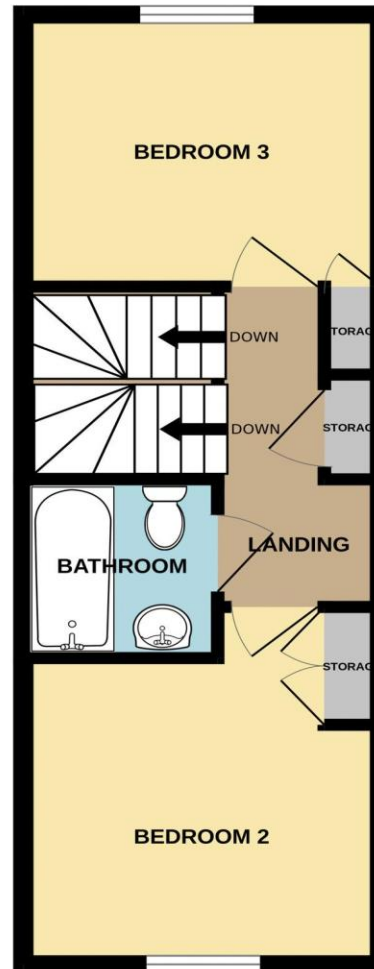


Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE CANOPY

Outside light, Georgian style uPVC entrance door.

ENTRANCE HALL

Recessed door mat, radiator, and staircase rising to the first floor with timber balustrade.

KITCHEN 8' 10" x 6' 6" (2.69m x 1.98m)

Recently fitted with a contemporary range of white wall and base units with stainless steel fittings and granite-effect work surfaces, incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances include a four-burner Lamona gas hob with Lamona oven beneath, concealed extractor hood and Lamona fridge and freezer. Further features include a White Knight washing machine, cupboard housing the newly installed Worcester gas-fired combination boiler, tiled flooring and splashbacks, recessed low-voltage lighting, extractor fan and window to front.

LOUNGE 16' 3" x 10' 3" (4.95m x 3.12m)

Double radiator and glazed double casement doors with adjoining side panel windows opening onto the rear garden, enjoying a westerly aspect.

CLOAKROOM

White suite comprising low level WC and wash hand basin with chrome fittings, ceramic tiled flooring and splashbacks, extractor fan, and radiator.

ON THE FIRST FLOOR

LANDING

Storage cupboard, stairs to top floor, doors to:

BEDROOM 2 10' 3" x 9' 7" (3.12m x 2.92m)

Window to rear benefitting from a western aspect, built-in storage cupboard, radiator.

BEDROOM 3 10' 3" x 8' 10" (3.12m x 2.69m)

Window to front, built-in wardrobe and radiator.

BATHROOM

White suite with chrome fittings comprising low level WC, wash hand basin with mixer tap, and panelled bath with handheld shower attachment. Fully tiled walls and wood effect vinyl flooring, extractor fan, and chromium-plated heated towel rail.

ON THE SECOND FLOOR

LANDING

Access to loft space, built-in storage cupboard, doors to:

BEDROOM 1 10' 3" x 9' 9" (3.12m x 2.97m)

Radiator, two built-in eaves storage cupboards and window to rear affording a western aspect.

SHOWER ROOM

White suite with chrome fittings comprising low level WC, wash hand basin with mixer tap, and step-in corner shower cubicle with glazed screens. Wood effect vinyl flooring, tiled splashbacks, window to the

front aspect, extractor fan, and chromium-plated heated towel rail.

OUTSIDE

To the front of the property is a driveway providing off-road parking for one vehicle.

The west-facing rear garden measures approximately 25ft, paved patio adjacent to house, lawned area, walled and fenced boundaries, additional features include outside lighting and a side pedestrian gate providing access to the front.

Directions

From Maidstone leave in a southerly direction on Stone Street, bearing right into the one way system into Shields Crescent, taking the second on the left into Old Tovil Road. A continuation of which is Tovil Road, the B2010, turning right into Church Road, taking the third turning on the left into Bridgeside Mews.



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