



102 Fennel Close Maidstone
Barming, Kent
ME16 0XT
OIEO £325,000

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Barming
Kent
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Description

A recently refurbished Neo-Georgian townhouse situated on the western side of Maidstone, ideally located close to Maidstone Hospital and a wide range of local amenities. The property offers approximately 1,100 sq ft of well-planned accommodation, comprising four bedrooms, including a master bedroom with en-suite, and a modern family bathroom. Externally, the home benefits from a private driveway with parking and a 30-foot east-facing rear garden, ideal for morning and early afternoon sun. The property is conveniently positioned close to excellent transport links, making it ideal for commuters, and is being sold with no forward chain. Agents note: The photographs marked "Virtual Staging" have been created using AI technology and are not displaying a true representation. Agents note: It is considered that this property would achieve a monthly rental of £1500 per calendar month.

Location

Located on this prestigious development on the western outskirts of the town and is conveniently placed within a short walking distance of a selection of shops providing for everyday needs. Barming mainline railway station is within a quarter of a mile with connections to London on the Victoria line, there is a further selection of retail units at Quarry Wood trading park. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities including shopping at Fremlins Walk and The Mall, two museums, theatre, County library, multi-screen cinema and a wider selection of schools and colleges for older children. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

E

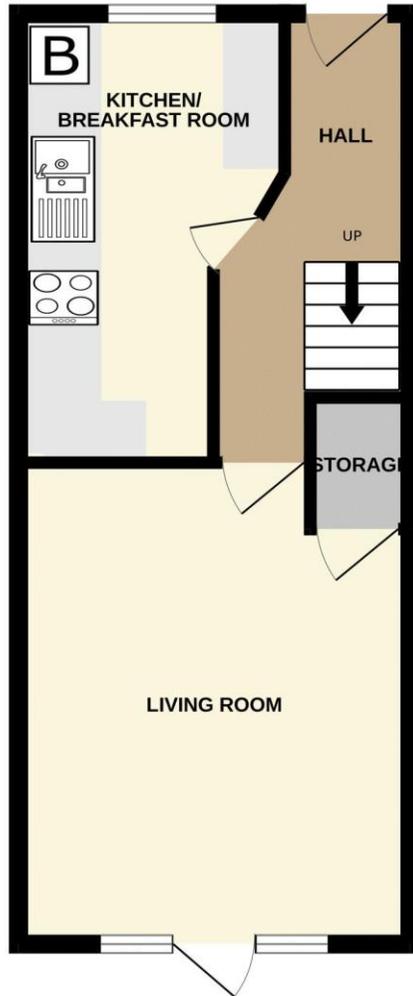
VIEWINGS STRICTLY BY APPOINTMENT

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

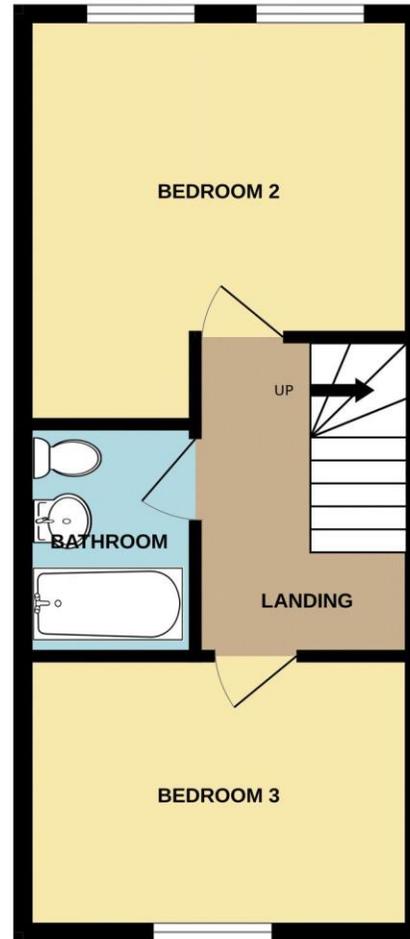


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

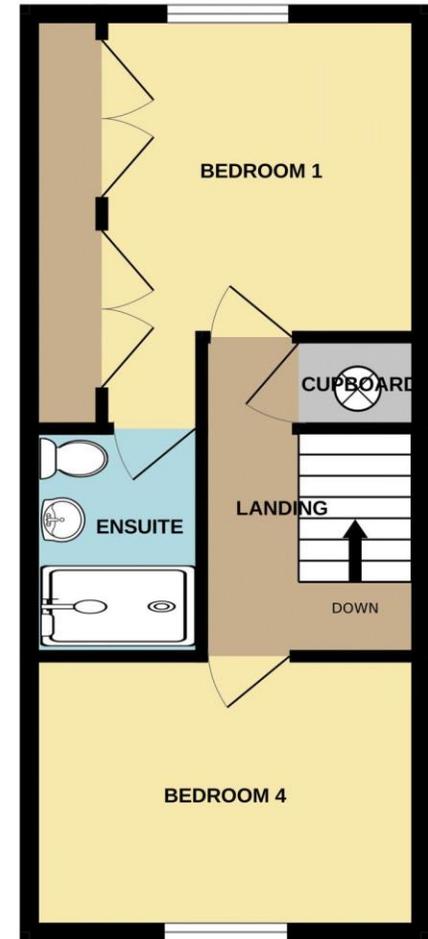
GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.

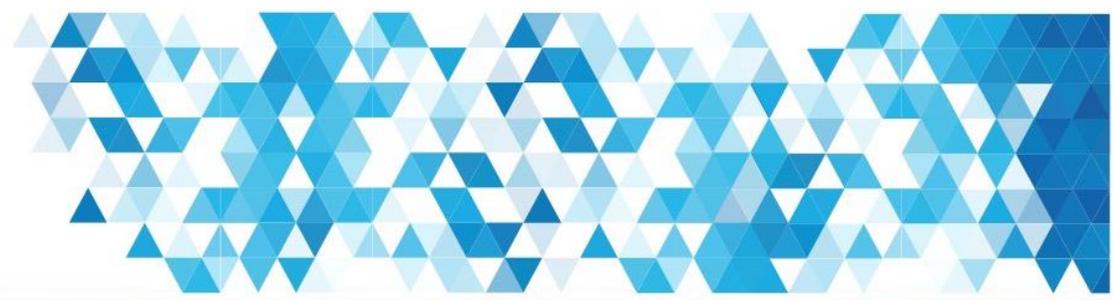


2ND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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 FIRST FLOOR

ENTRANCE

Hardwood entrance door with brass fittings, outside light, radiator, stairs leading to first floor, door to:

KITCHEN / BREAKFAST ROOM 14' 1" x 8' 2"
(4.29m x 2.49m)

Range of high and low level cupboards with wooden door and drawer fronts and chrome handles, complimenting work surfaces, tiled splashbacks, one and a half bowl enamel sink with chrome mixer tap, electric oven, four burner gas hob with extractor above, cupboard housing Potterton boiler providing central heating and domestic hot water throughout, radiator, tiled flooring, downlighters, window to front with fitted blind, space for washing machine, tumble dryer and fridge freezer.

LIVING ROOM 15' 1" x 12' 0" (4.59m x 3.65m)

Door with side windows overlooking the rear garden, radiator, understairs storage cupboard.

ON THE FIRST FLOOR

LANDING

Wooden ballustrade, staircase leading to second floor.

BEDROOM 2 / SECOND RECEPTION 13' 9" (max)
x 12' 0" (4.19m x 3.65m)

Two windows to the front, radiator.

BEDROOM 3 8' 8" x 12' 0" (2.64m x 3.65m)

Window to rear, radiator.

BATHROOM

White suite with chrome fittings, panelled bath with shower over, pedestal wash hand basin, low level WC, half tiled walls, radiator and vinyl flooring.

ON THE SECOND FLOOR

LANDING

Access to roof space, wooden ballustrade.

BEDROOM 1 11' 0" x 12' 0" (including wardrobes)
(3.35m x 3.65m)

Window to front, two built-in wardrobe cupboards, radiator. Door to:

ENSUITE SHOWER ROOM

White suite with chrome fittings, full width shower cubicle with electric shower fitting, fully tiled walls, pedestal wash hand basin, low level WC, radiator, and extractor fan.

BEDROOM 4 8' 8" x 12' 0" (2.64m x 3.65m)

Window to rear, radiator.

OUTSIDE

The rear garden is fully fenced with a patio adjacent to the property, wooden decked area, gate leading to rear and allocated parking space. The front garden has a small, slated area with steps leading to the entrance door.

Directions

From Maidstone leave via the Tonbridge Road, A26, in a westerly direction, after approximately one mile and half miles into Queens Road, turn right. After a short distance turn left into Tarragon Road, first right into Fennel Close, bearing right into the cul-de-sac giving access to the property. The property will be found on the left hand side.



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