



**Tonbridge Road, Maidstone, Kent, ME16 8NH**  
**Offers In Excess Of £260,000**



**\*\* THREE BEDROOM MID-TERRACED HOUSE \*\* REAR GARDEN \*\* POPULAR LOCATION \*\* CLOSE TO MAIDSTONE TOWN CENTRE \*\* NO FORWARD CHAIN \*\***

Page & Wells are delighted to bring to the market this three-bedroom mid-terraced house with rear garden and no forward chain implications.. The ground floor features an entrance hall, large living room, modern kitchen and bathroom. The first floor comprises a double bedroom and two single bedrooms. Contact: PAGE & WELLS King Street Office: 01622 756703. Tenure: Freehold. EPC Rating: C. Council Tax Band: C.



## KEY FEATURES

- Three bedrooms
- Large living room
- Kitchen with gas hob and electric oven
- Bathroom with shower over bath
- Rear garden
- On road parking

## ACCOMMODATION

### Ground Floor:

#### Entrance Hall

Living Room 25'2 x 10'8 (max) (7.67m x 3.25m (max))

Kitchen 9'7 x 6'5 (2.92m x 1.96m)

#### Bathroom

### First Floor:

Bedroom 1 11'8 x 7'5 (3.56m x 2.26m)

Bedroom 2 9'9 x 6'6 (2.97m x 1.98m)

Bedroom 3 8'11 x 7'7 (2.72m x 2.31m)

## EXTERNALLY

There is a good sized rear garden and on road parking.

## VIEWING

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

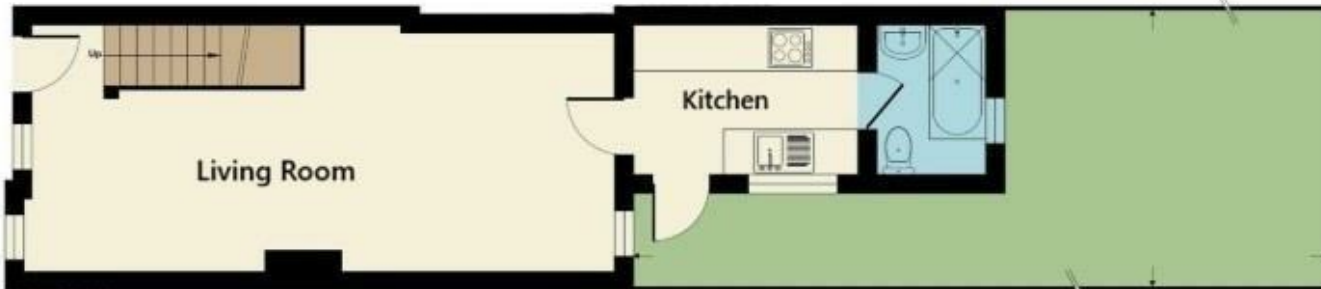
## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                            |
|---------------------------------------------|----------------------------|--------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                      |
| (92 plus) <b>A</b>                          |                            |                                                                                      |
| (81-91) <b>B</b>                            |                            | <b>86</b>                                                                            |
| (69-80) <b>C</b>                            | <b>73</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<br>2002/91/EC |  |

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FIRST FLOOR



GROUND FLOOR

