



**West Walk, Maidstone, Kent, ME16 8TP**

**Price £300,000**



**\*\* A SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME IN NEED OF MODERNISATION SITUATED IN A POPULAR RESIDENTIAL SETTING TO THE WEST OF MAIDSTONE TOWN CENTRE \*\***

Page & Wells are delighted to bring to the market this three-bedroom home, with no forward chain implications. The ground floor features an entrance porch, entrance hall, WC, lounge, dining room, kitchen and conservatory. On the first floor, will be found three bedrooms and a family bathroom. Externally, there is off-road parking to the front and a long rear garden which houses a large outbuilding, formally used as an annex, now in need of refurbishment. 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: C.



## KEY FEATURES

- No forward chain
- Three bedrooms
- Downstairs WC
- Conservatory
- Large outbuilding, formally used as annex, in need of refurbishment
- Off-road parking

## ACCOMMODATION

### Ground Floor:

#### Entrance Porch

#### Entrance Hall

#### Cloakroom

Lounge 14' x 12' (4.27m x 3.66m)  
Archway to ...

Dining Room 12' x 9' (3.66m x 2.74m)

Kitchen 12'7 x 12' (3.84m x 3.66m)

Conservatory 14' x 9'8 (4.27m x 2.95m)

### First Floor:

Bedroom One 14'3 x 12' (4.34m x 3.66m)

Bedroom Two 12' x 9'3 (3.66m x 2.82m)

Bedroom Three 9'6 x 8'4 (2.90m x 2.54m)

### Bathroom

### EXTERNALLY

There are off-road parking facilities to the front and a long rear garden which houses a large outbuilding, formally used as an annex, in need of full refurbishment.

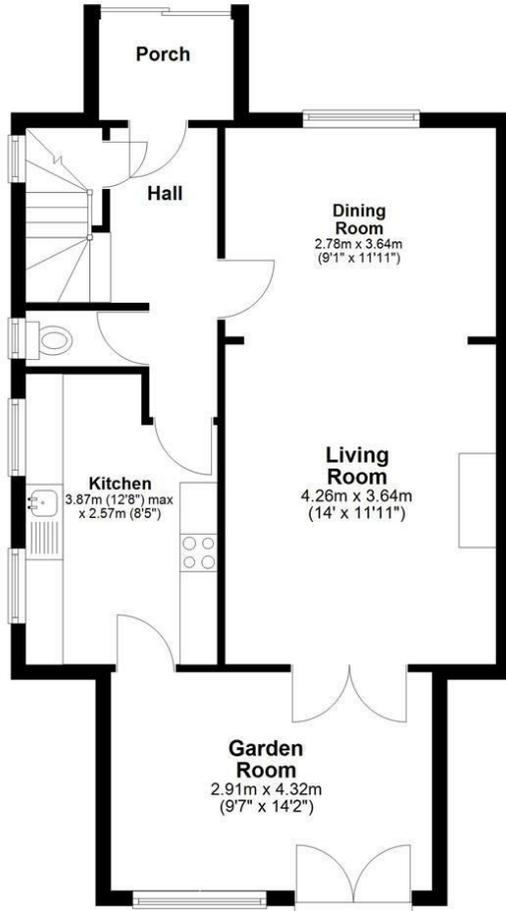
### VIEWING

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

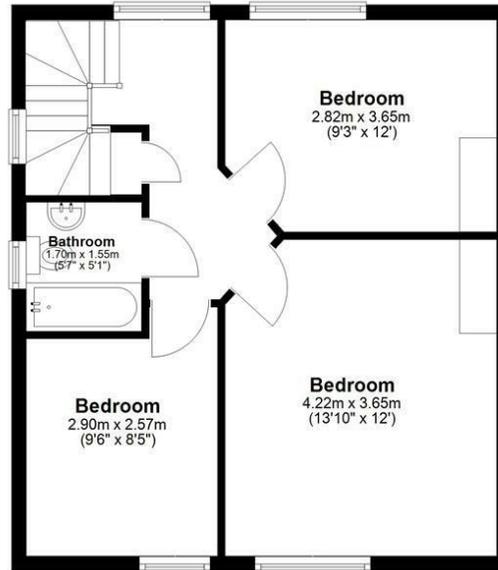
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### Ground Floor



### First Floor



Total area: approx. 105.7 sq. metres (1137.5 sq. feet)

