



**Roseholme, Maidstone, Kent, ME16 8DY**

**Guide Price £325,000 - £350,000**





**\*\* GUIDE PRICE: £325,000 - £350,000 \*\* AN EXCEPTIONALLY WELL-PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN A POPULAR CUL-DE-SAC SETTING \*\***

Page & Wells are delighted to bring to the market this spacious and beautifully presented family home which offers a good sized sitting/dining room and modern kitchen on the ground floor. Whilst, on the first floor, will be found three bedrooms and a family bathroom. There is a driveway providing ample off-road parking facilities, a pleasant rear garden and a detached single garage. The property is situated within close proximity of Maidstone town centre, mainline railway stations and pleasant riverside walks. An internal viewing is highly recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: D. Council Tax Band: C.



## KEY FEATURES

- Spacious family home
- Beautifully presented
- Two double bedrooms, one single
- Double aspect sitting/dining room
- Modern kitchen and bathroom
- Detached single garage
- Off-road parking
- Cul-de-sac position

## ACCOMMODATION

### Ground Floor:

#### Entrance Hall

#### Sitting/Dining Room

#### Modern Kitchen

### First Floor:

#### Bedroom One

#### Bedroom Two

#### Bedroom Three

#### Family Bathroom


## EXTERNALLY

There is a driveway providing ample off-road parking facilities and a pleasant garden to the rear. In addition, there is a useful detached single garage.

## VIEWING

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

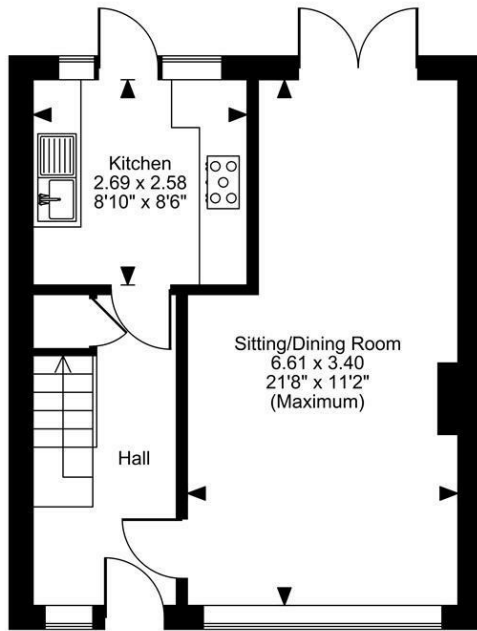
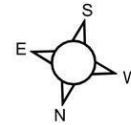
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	

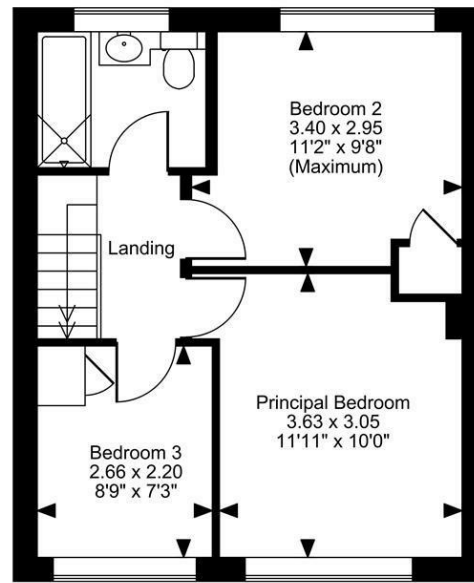
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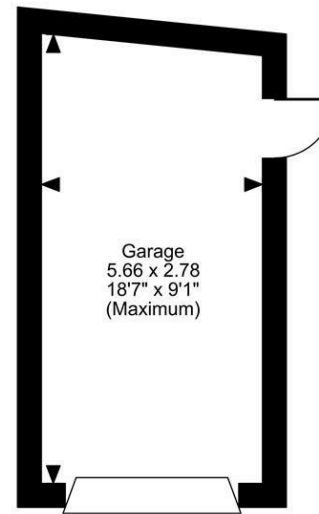
**Roseholme, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 757 Sq Ft/70 Sq M**  
**Garage = 165 Sq Ft/15 Sq M**  
**Total = 922 Sq Ft/85 Sq M**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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