



The Harbour,  
Maidstone ME17 3AB  
Asking Price £280,000

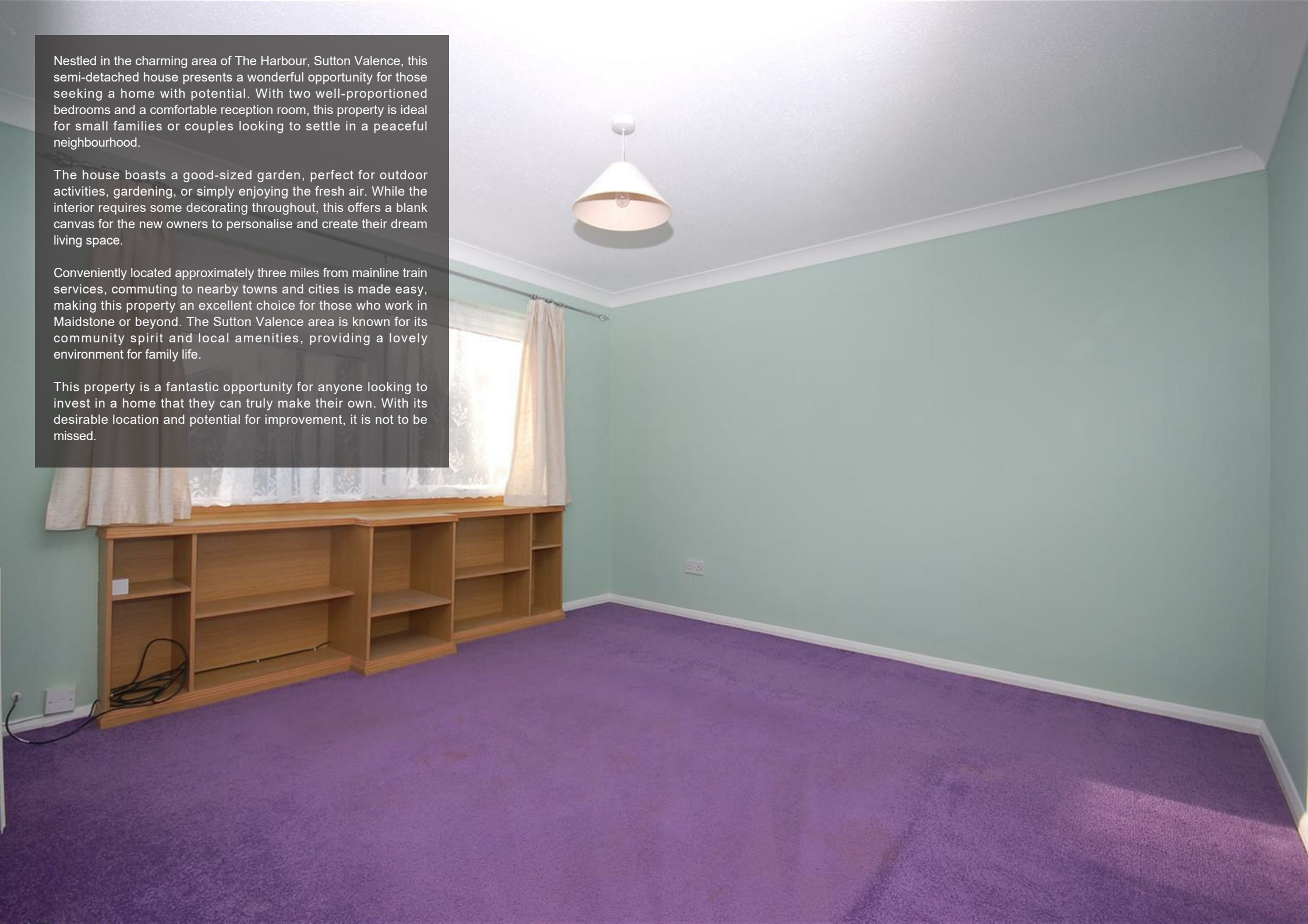
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Nestled in the charming area of The Harbour, Sutton Valence, this semi-detached house presents a wonderful opportunity for those seeking a home with potential. With two well-proportioned bedrooms and a comfortable reception room, this property is ideal for small families or couples looking to settle in a peaceful neighbourhood.

The house boasts a good-sized garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. While the interior requires some decorating throughout, this offers a blank canvas for the new owners to personalise and create their dream living space.

Conveniently located approximately three miles from mainline train services, commuting to nearby towns and cities is made easy, making this property an excellent choice for those who work in Maidstone or beyond. The Sutton Valence area is known for its community spirit and local amenities, providing a lovely environment for family life.

This property is a fantastic opportunity for anyone looking to invest in a home that they can truly make their own. With its desirable location and potential for improvement, it is not to be missed.



**A more detailed description:**

Entrance Hall

Lounge

Kitchen/Diner

Landing

Bedroom 1

Bedroom 2

Shower Room

Toilet

Front and Rear Gardens

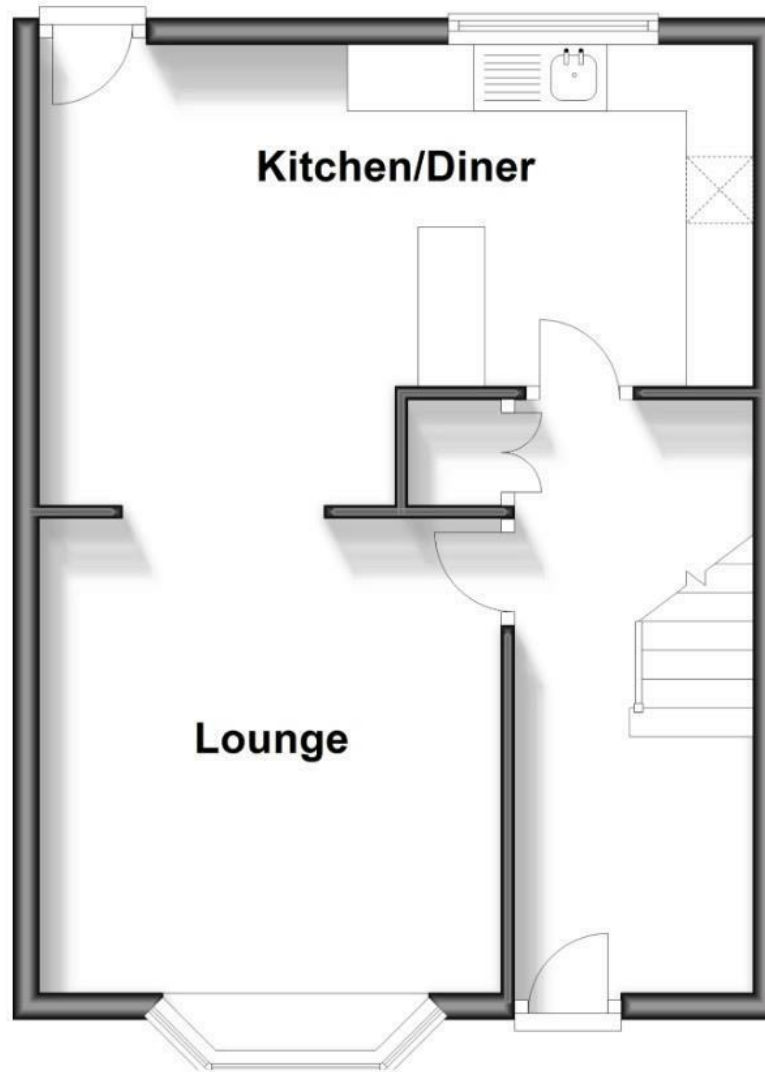






# Ground Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 2002/91/EC

Energy Efficiency Rating: 66 (Current), 81 (Potential)

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## Location Map

