



1 Sunnyside Vicarage Road, Yalding, Maidstone, Kent, ME18 6DU
Offers In The Region Of £300,000

NO FORWARD CHAINOPPORTUNITY TO RENOVATE***1116 SQ FT***TWO BEDROOM HOME IN AN EXCELLENT VILLAGE LOCATION WITH OFF ROAD PARKING AND APPROXIMATELY 140FT GARDEN

In need of renovation, this charming home sits in a lovely village of Yalding. This popular village lies about 5-miles south west of Maidstone and has excellent local amenities. Wider shopping, educational and social facilities are available in the County town and at Paddock Wood, from where there is a mainline station to London and the Kent coastline.

Offering spacious and adaptable accommodation the home requires renovation, including electrics, and is being sold with no forward chain. On the ground floor, there is a lounge, dining room, kitchen and a lean-to with a ground floor w/c. To the first floor there are two bedrooms and a bathroom off the second bedroom. Outside, there is a driveway to the front leading to gated side access. The rear garden is predominantly laid to lawn with a section of patio to the immediate rear and extends approximately 140ft.

If you are on the market for a home which you can renovate, then contact Page and Wells Loose Office today and book your viewing to avoid missing out.

Tenure: Freehold
Council Tax: D



GROUND FLOOR

Lounge 14'6" x 13'10" (4.43m x 4.23m)

Dining Room 13'10" x 12'9" (4.23m x 3.91m)

Kitchen 9'8" x 8'8" (2.96m x 2.65m)

FIRST FLOOR

Bedroom 1 13'10" x 12'11" (4.23m x 3.94m)

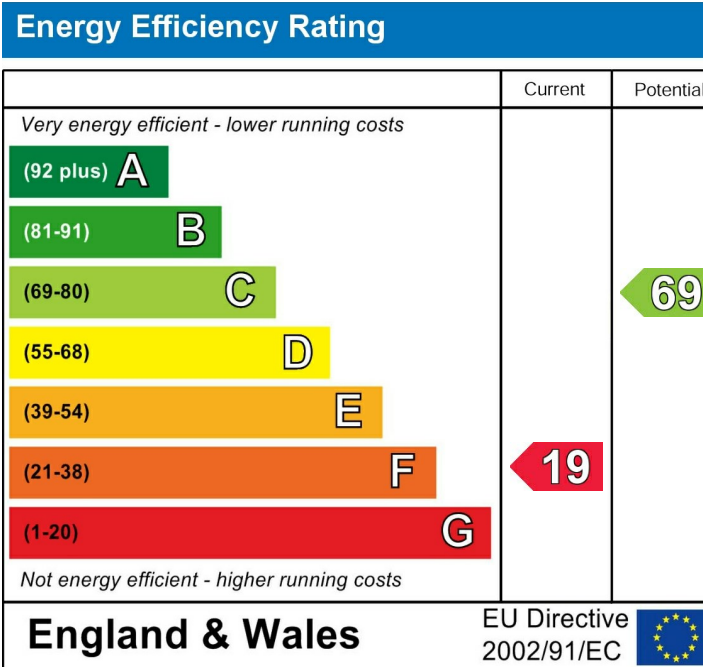
Bedroom 2 13'10" x 12'9" (4.23m x 3.91m)

Bathroom

EXTERNALLY

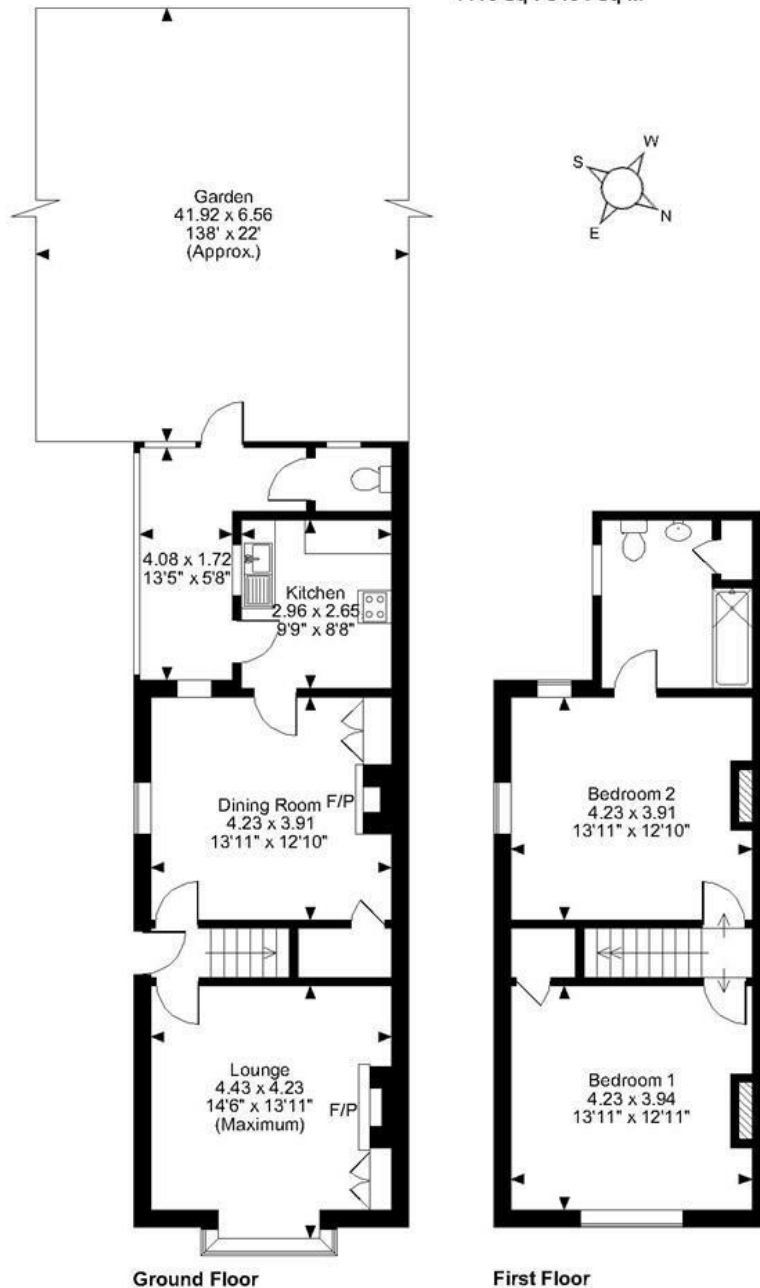
Driveway to the Front

Garden to the rear



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Sunnyside, Vicarage Road, Yalding, Maidstone, Kent
 Approximate Gross Internal Area
 1116 Sq Ft/104 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.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8535084/TOW

