



Magdalen Gardens, Maidstone, ME15 9ZD
Price £260,000

Page & Wells are pleased to offer to the market this two-bedroom terraced house, ideally situated within a popular residential area of Maidstone and offering excellent potential first time buyers looking to put their own stamp on a property.

The accommodation is arranged over two floors and comprises, to the ground floor, a lounge/diner, a separate kitchen, and a useful downstairs WC.

To the first floor there are two bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front and a neatly enclosed rear garden, complete with a garden shed, providing practical outdoor storage.

While the property would benefit from modernisation and updating, it presents an excellent opportunity for first-time buyers, investors or those seeking a project in a convenient location. The property is well positioned for local amenities, Maidstone town centre and transport links.

Viewing is recommended to fully appreciate the potential on offer.



Photography

Some images have been virtually staged for illustrative purposes.

On the Ground Floor

Entrance Hall

Double glazed door to front, understairs storage cupboard with space and plumbing for washing machine, staircase to first floor, further cupboard

Kitchen 7 x 6'3 (2.13m x 1.91m)

A range of fitted kitchen units with integrated gas hob and extractor hood. Integrated electric oven and microwave, integrated fridge/freezer, inset sink with drainer, double glazed window to front

Lounge/Diner 12'9 x 12'6 (3.89m x 3.81m)

Double glazed sliding door to rear, radiator

On the First Floor

Landing

Airing cupboard with boiler, radiator

Bedroom 1 12'6 x 9 (3.81m x 2.74m)

Double glazed window to rear, radiator, fitted wardrobes

Bedroom 2 12'6 into recess reducing to 9'3 x 8 (3.81m into recess reducing to 2.82m x 2.44m)

Double glazed window to rear, radiator, airing cupboard

Bathroom 6'6 x 6'3 (1.98m x 1.91m)

Panelled bath with miser taps and shower over bath with glass screen, WC, wash hand basin, towel rail

Externally

To the front of the property there is a driveway for 1 car

There is a neatly enclosed rear garden with astro turf and useful storage shed

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

