



**Lacock Gardens, Maidstone, , ME15 6GT**

**Guide Price £275,000 - £285,000**



**\*\* GUIDE PRICE: £275,000 - £285,000 \*\* NO FORWARD CHAIN \*\***

The property is situated in a popular residential area close to Maidstone town centre. The county town provides a wide range of shopping, educational and social facilities, together with two mainline stations. The house is within a short distance of Mote Park with its 30 acre lake and surrounding parkland, providing a wide range of recreational activities.

The property comprises a well-presented two bedroom terraced family house enjoying brick elevations under a tiled roof. The accommodation benefits from gas fired central heating and double glazing. There is an enclosed garden to the rear extending in depth to approximately 45', together with access through to an allocated parking space. Viewing of this property is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: C. Council Tax Band: C.



## ACCOMMODATION

### Ground Floor:

Entrance door to ...

### Entrance Hall

### Cloakroom

Low level WC. Wash hand basin. Part tiled walls.

### Living Room

Double glazed double doors opening to rear garden.

### Kitchen

Range of work surfaces with cupboards and drawers under. Whirlpool 4-ring gas hob with extractor fan over. Indesit oven. Range of wall cupboards. Part tiled walls. Double glazed window to front elevation.

### First Floor:

### Landing

### Bedroom One

Double glazed window to rear elevation. Built-in wardrobe cupboards.

### Bedroom Two

Double glazed window to front elevation. Cupboard concealing Ideal gas fired boiler serving central heating and domestic hot water. Access to insulated roof space.

### Bathroom

Panelled bath with mixer tap and shower attachment. Thermostatically controlled shower. Wash hand basin. Low level WC. Extractor fan. Shaver point. Part tiled walls. Wall mirror.

### EXTERNALLY

There is a small area of garden to the front of the property. The REAR GARDEN extends in depth to approximately 45'. Immediately behind the house is a paved terrace leading on to an area of lawn. At the foot of the garden is a personal gate leading through to the parking area with an allocated parking space.


### VIEWING

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

### DIRECTIONS

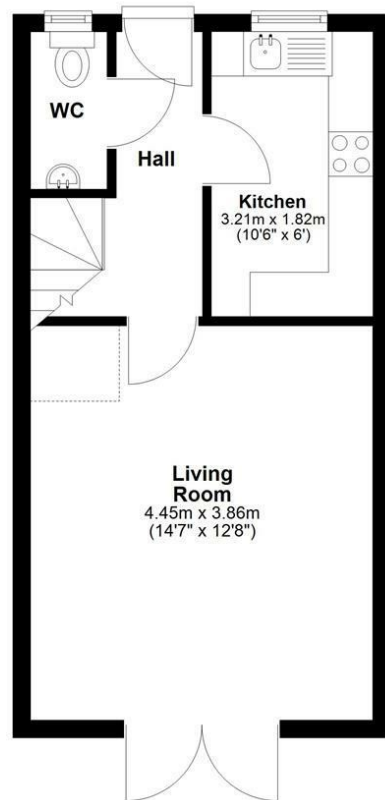
Leave Maidstone on the A229 Loose Road. At the traffic lights, turn right into Armstrong Road. Continue for a short distance before turning left into Enterprise Road. Continue to the roundabout. Continue over and into Lacock Gardens. Continue round and bear right where the property will be found on the left hand side.

## Energy Efficiency Rating

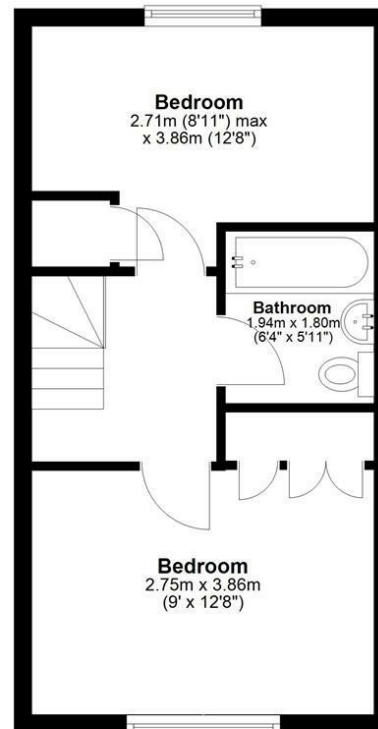
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Ground Floor



## First Floor



Total area: approx. 59.9 sq. metres (644.8 sq. feet)

