



**Cumberland Avenue, Maidstone, Kent, ME15 7JJ**  
**Offers In The Region Of £165,000**

\*\* TWO BEDROOM GROUND FLOOR MAISONETTE WITH NO FORWARD CHAIN \*\*

This property is situated in a very popular residential area close to Maidstone town centre. The area has excellent local amenities, the county town itself providing a wide range of shopping, educational and social facilities. Externally, the property benefits from good sized gardens to the front and rear along with parking. The property has gas fired central heating and double glazing. Tenure: Leasehold. Council Tax Band: B. EPC Rating: D. For viewings, please contact Page & Wells King Street on 01622 756703.



## ACCOMMODATION

Entrance door to ...

### Entrance Hall

Storage cupboard.

### Living Room

Double glazed window to front elevation.

### Kitchen

Work surface with cupboards, drawers and space under. Inset single drainer sink unit with cupboards under. Vaillant gas fired boiler serving central heating and domestic hot water. Double glazed window to rear elevation. Double glazed door to garden.

### Bedroom One

Double glazed window to rear elevation. Built in wardrobe cupboard.

### Bedroom Two

Double glazed window to front elevation. Built in cupboard.

### Bathroom

Panelled bath. Triton shower unit. Pedestal wash hand basin. Low level WC. Part tiled walls. Double glazed window to rear elevation.

## EXTERNALLY

Good sized garden to the front of the property finished

with shrubs and slate. Double gates open to provide parking. The rear garden is delightfully enclosed with mature hedging and shrubs. Lawn with central pathway. Integral garden store.

## VIEWING

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

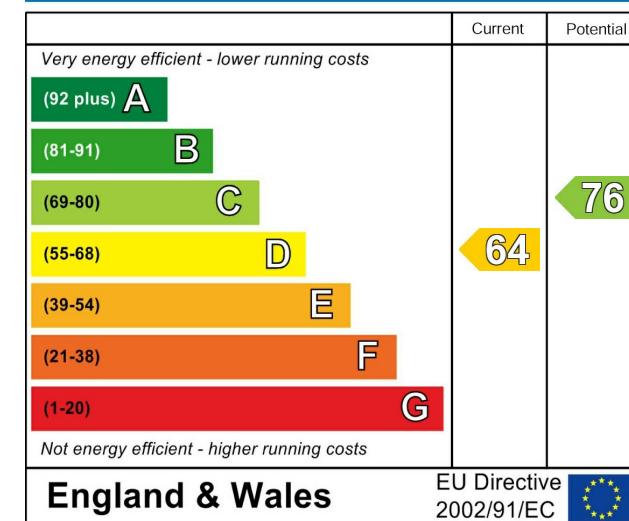
## DIRECTIONS

Leave Maidstone on the A20 Ashford Road, proceed to Willington Street, turn right at the traffic lights and continue on through Willington Street to Northumberland Road, turn right continue past the shopping centre, turning right into Cumberland Avenue and the property will be found on the left hand side.

## LEASE DETAILS

The lease is 125 years from March 1993. We have been advised by the seller that there is a management fee of approximately £310 per annum.

## Energy Efficiency Rating



## Ground Floor

