



Hartnup Street, Maidstone, Kent, ME16 8LT

Guide Price £280,000 - £290,000



**\*\* GUIDE PRICE: £280,000 - £290,000 \*\* A BEAUTIFULLY PRESENTED RAGSTONE COTTAGE WITH DECEPTIVELY SPACIOUS ACCOMMODATION ARRANGED OVER FOUR LEVELS \*\***

Page & Wells are delighted to bring to market this rarely available two bedroom home, which has so much to offer. The lower ground floor features a large reception area which could be utilised as a family room or work from home office. The ground floor offers a spacious reception room with feature fireplace, a modern kitchen and utility room. On the first floor will be found a double bedroom and shower room, whilst the principal bedroom is situated on the second floor. There is a low maintenance garden to the rear. The property is well-placed for all local amenities and an internal viewing is recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: D. Council Tax Band: B.



### KEY FEATURES

- Attractive ragstone cottage
- Accommodation over 4 levels
- Useful basement room offering a variety of uses
- First floor shower room
- Utility room
- Low maintenance garden

### ACCOMMODATION

#### Ground Floor:

Reception Room

Kitchen

Utility Room

#### Lower Ground Floor:

Further Reception Area

#### First Floor:

Bedroom

Shower Room

#### Second Floor:

Principal Bedroom

### EXTERNALLY

There is a pleasant low maintenance garden to the rear.

### VIEWING

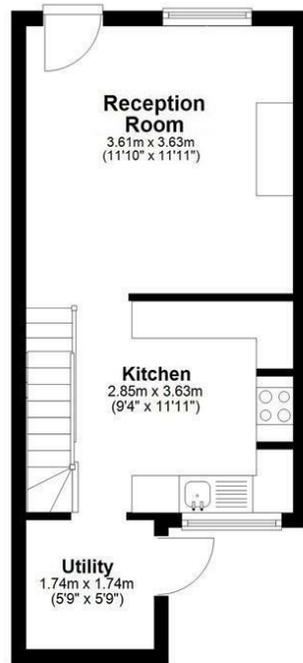
Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

### Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            | <b>76</b>   |
| (55-68) <b>D</b>                                   | <b>68</b>                  |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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

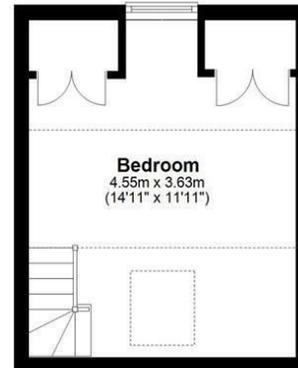
### Ground Floor



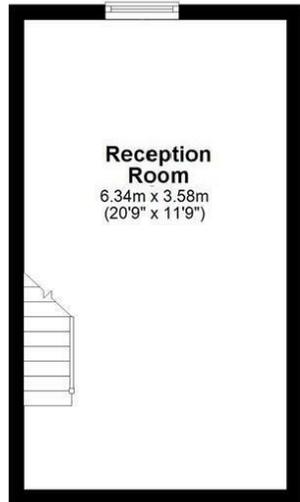
### First Floor



### Second Floor



### Cellar



Total area: approx. 90.4 sq. metres (973.1 sq. feet)

