



**19 Brewer Street, Maidstone, Kent, ME14 1RU**  
**Price £315,000 - £325,000**

PRICE GUIDE : £315,000 - £325,000. AN EXCELLENT INVESTMENT OPPORTUNITY TO PURCHASE THIS SUBSTANTIAL TERRACED TOWNHOUSE SITUATED WITHIN A SHORT WALK OF MAIDSTONE TOWN CENTRE.

In our view, this property could provide a number of uses including a large family home, buy to let investment or potentially conversion into flats, subject to the relevant planning consents being obtained. There are no forward chain implications and internal viewing is recommended to appreciate the potential on offer. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D

Council Tax Band: D

Tenure: Freehold



## LOCATION

Situated within walking distance of Maidstone town centre.

## PROPERTY INFORMATION

A substantial townhouse offering potential to improve and provide either a large family home, buy to let investment or potentially conversion into flats subject to the usual planning consents being obtained.

## KEY FEATURES

Investment opportunity

Close proximity to town centre

Potential for conversion (subject to planning)

No forward chain

## ROOMS

### GROUND FLOOR:

#### Entrance Hall

Lounge: 12'5 x 12'5 (3.78m x 3.78m)

Dining Room: 13'2 x 13' (4.01m x 3.96m)

### LOWER GROUND FLOOR:

Cellar: 16'5 x 12'2 (5.00m x 3.71m)

### FIRST FLOOR:

Bedroom: 20'5 x 12'10 (6.22m x 3.91m)

#### Bathroom

Kitchen: 13'1 x 12'11 (3.99m x 3.94m)

### SECOND FLOOR:

Bedroom: 20'5' x 12'10 (6.22m' x 3.91m)

Bedroom: 13'1 x 12'6 (3.99m x 3.81m)

### EXTERNALLY:

It should be noted that there are no formal gardens either to the front or rear.

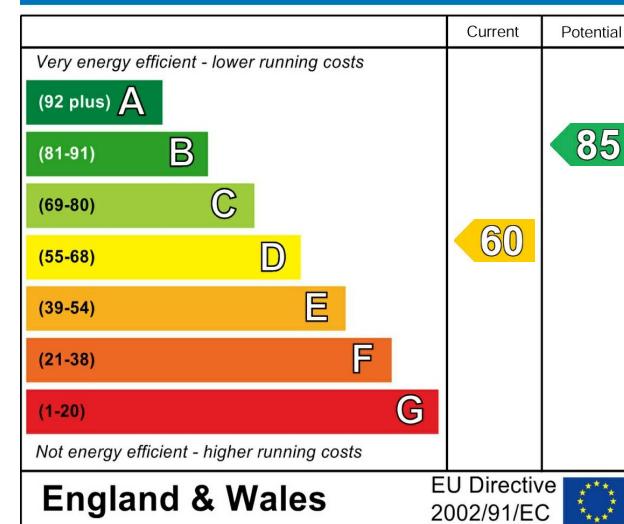
### VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

## Energy Efficiency Rating



**Cellar**

3.72m x 5.01m  
(12'2" x 16'5")

2.82m x 2.82m  
(9'3" x 9'3")

**Ground Floor**

**Lounge**  
3.78m x 3.78m  
(12'5" x 12'5")

**Dining Room**  
3.96m x 4.02m  
(13' x 13'2")

**First Floor**

**Bedroom**  
3.92m x 6.22m  
(12'10" x 20'5")

**Kitchen**  
3.94m x 4.00m  
(12'11" x 13'1")

**Bathroom**  
2.12m x 2.06m  
(6'11" x 6'9")

**Second Floor**

**Bedroom**  
3.92m x 6.22m  
(12'10" x 20'5")

**Bedroom**  
3.82m x 4.00m  
(12'6" x 13'1")



Total area: approx. 170.8 sq. metres (1838.0 sq. feet)