



95 NEWBURY AVENUE, ALLINGTON, MAIDSTONE, KENT,
ME16 0RE

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 **Hillier**
Reynolds

£295,000

FREEHOLD

A well-maintained and looked after 2 Bedroom terraced home.

Found in a popular and convenient position within Allington.

Garage En-Bloc to the rear.





A 2 bedroom terraced home found in an incredibly convenient location with Allington.

The home is set back some way from the road having a good sized front garden. Entry into the home is via a Hallway that has space for hanging coats and shoes. The large Lounge/Diner is a bright and airy room have large windows to both front and rear aspects. Being open plan makes the room an ideal space for entertaining. The Kitchen has been modernized in recent years and has plenty of cupboards and work top space.

Upstairs are 2 great sized bedrooms; the main Bedroom is an impressive double room with built-in storage. A separate Bathroom completes the upstairs accommodation.

Outside there is an easy maintenance garden of approximately 40ft that has a patio area, lawn area with flowers and shrubs. A gate leads to the rear parking area where this home has 1 of the en-bloc Garages.

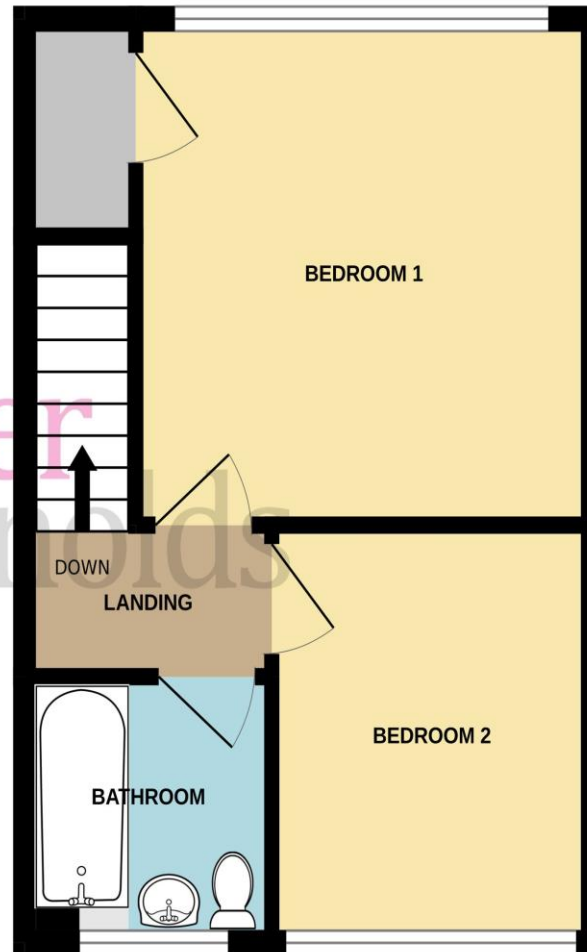
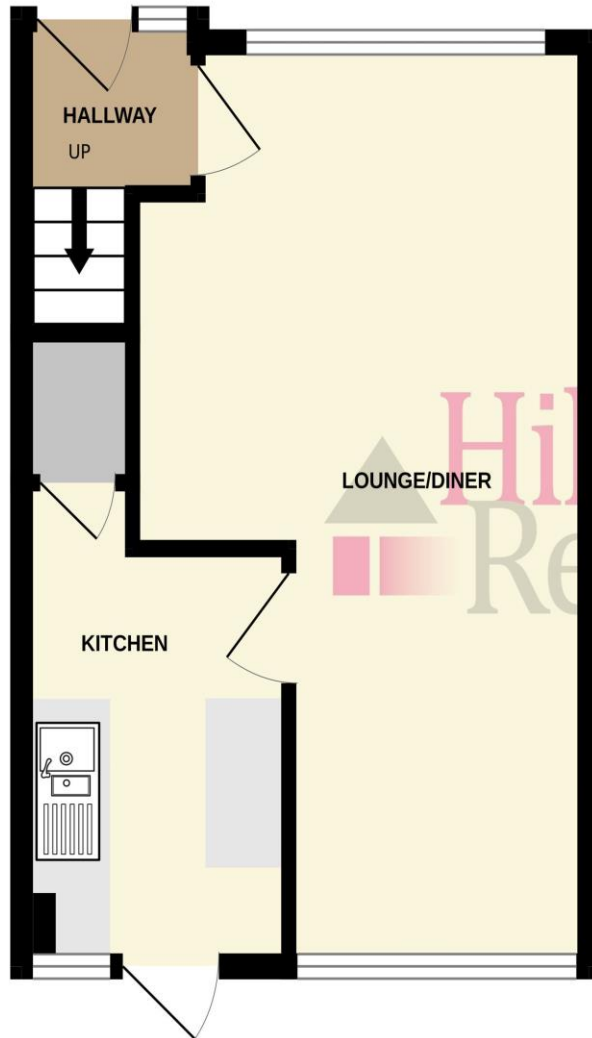
As mentioned, the home is in an incredibly popular and convenient position within Allington. The Mid-Kent shopping centre is a short walk away and has plenty of shopping facilities for all of your needs. Primary & Secondary schools are under 1 mile away including Maidstone Grammar school for girls. The beautiful Allington lock and castle is 1.5 miles away and a few miles walk along the river takes you into Maidstone town centre.

The home has been well-cared for and maintained over the years but now does offer potential for cosmetic updating and is being sold with No Chain.

ACCOMMODATION

GROUND FLOOR
28.9 sq.m. (311 sq.ft.) approx.

1ST FLOOR
28.7 sq.m. (309 sq.ft.) approx.



Hallway

Lounge/Diner

21'0" (6.40m) x 11'10" (3.61m)
reducing to 7'10" (2.39m)

Kitchen

9'6" (2.90m) x 6'9" (2.06m)

First Floor Landing

Bedroom 1

11'10" (3.61m) x 11'3" (3.43m)

Bedroom 2

9'6" (2.90m) x 8'4" (2.54m)

Bathroom

Outside

Rear northerly facing garden of approx. 40ft. Patio area, lawn area, flowers and shrubs. Rear gate leading to:

Garage En-Bloc

Front garden being mainly laid to lawn with flowers and shrubs.

TOTAL FLOOR AREA : 57.5 sq.m. (619 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Route to View

On the A20 London Road in Allington turn down from the traffic lights into Castle Road. Take the first right into Newbury Avenue. Follow to nearly the bottom of the road and the home can be found on the left hand side.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

For more information or to arrange an appointment to view, please contact us on:

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