



**7 Underwood Close, Maidstone, Kent, ME15 6SR**  
**Guide price £240,000 - £260,000**



\*\*\* GUIDE PRICE £240,000 - £260,000 \*\*\* A BEAUTIFULLY PRESENTED THREE-BEDROOM TERRACED HOME WITH GARAGE TO THE REAR LOCATED IN THE HEART OF MAIDSTONE.

A well presented three-bedroom mid-terraced house situated in the heart of Maidstone within a reasonable walking distance of the town centre, which lies approximately one-mile south. Maidstone, the county town of Kent offers an excellent range of shops, schools and recreational facilities as well as two mainline railway stations. There are also pleasant walks along the River Medway.

The well planned and spacious accommodation boasts entrance porch, hallway, lounge and kitchen/dining room to the ground floor. Landing, three bedrooms and bathroom to the first floor. Further benefits to note, the walls and ceilings have been re-plastered and beautifully decorated. Double glazed windows and gas fired central heating. Externally there is a front garden, an enclosed rear garden and a garage at the end of the rear garden. Internal viewing is highly recommended by the sole selling agents. EPC rating: D.



## GROUND FLOOR:

Door to ...

### Entrance Porch

Wall mounted boiler. Door to side aspect. Space for washing machine and tumble dryer. Quarry tiled flooring. Radiator. Door to ...

### Hallway

Radiator. Door to front aspect. Stairs to first floor.

### Lounge: 14'11 x 11'11 (4.55m x 3.63m)

Carpet as laid. Radiator. Wall mounted electric fire. Double glazed window to rear aspect. Door opening out to rear garden.

### Kitchen/Dining Room: 11'7 reducing to 8'3 x 11'2 (3.53m reducing to 2.51m x 3.40m)

(Max measurements inclusive of fitted units at widest points). Range of wall and base units with a complementary work surface incorporating stainless steel sink unit with mixer tap. Space for cooker with hood above. Space for fridge/freezer and dishwasher. Double glazed window to front aspect. Part tiled walls. Radiator.

## FIRST FLOOR:

### Landing

Carpet as laid.

### Bedroom 1: 10'7 x 8'10 (3.23m x 2.69m)

Carpet as laid. Radiator. Double glazed window to rear aspect. Fitted sliding wardrobes with hanging and shelving space.

### Bedroom 2: 8'2 x 8'1 (2.49m x 2.46m)

Radiator. Double glazed window to rear aspect. Built-in sliding wardrobe. Built-in airing cupboard housing hot water cylinder.

### Bedroom 3: 8'2 x 5'7 (2.49m x 1.70m)

Radiator. Double glazed window to rear aspect. Loft access (not inspected by the agent).

### Bathroom

Suite comprising panelled bath with a electric Power Shower above. Low-level WC. Wash hand basin with cupboard under. Double glazed obscured window to front aspect. Tiled walls. Heated towel rail. Extractor.

## EXTERNALLY:

The property benefits from a front garden which is predominantly laid to lawn with established shrubs. Shared steps lead down to a hard standing area at the front of the property. The rear garden benefits from a good sized patio area adjacent to the rear of the property with paved steps leading down to various tiered areas with established shrubs. Please note the garden is currently in need of some attention. Rear pedestrian access to the GARAGE with an up and over door.

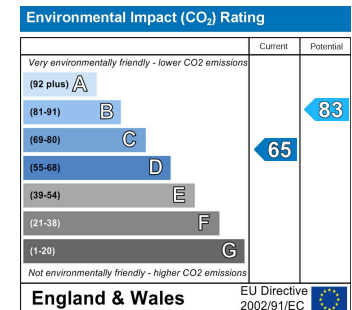
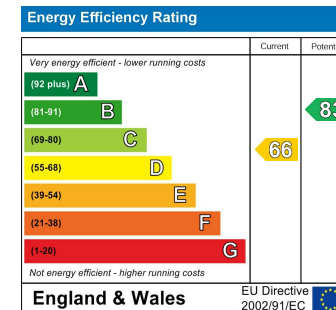
## VIEWING

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

## DIRECTIONS

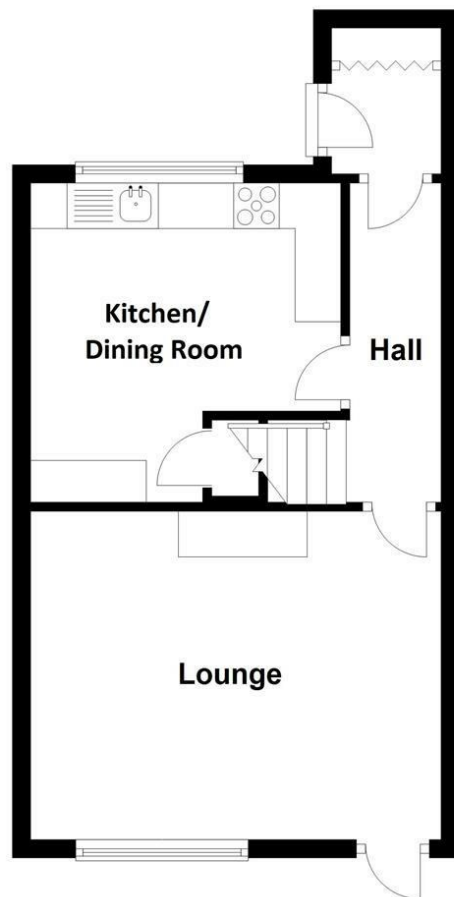
Leave Maidstone via the A229 Lower and Upper Stone Street and proceed for some distance. Just after passing Woodville Road turn right into Sheals Crescent, second left along Old Tovil Road. Second right into College Road. First left into Underwood Close where the property will be found in the cul-de-sac on the left hand side.

## EPC Ratings



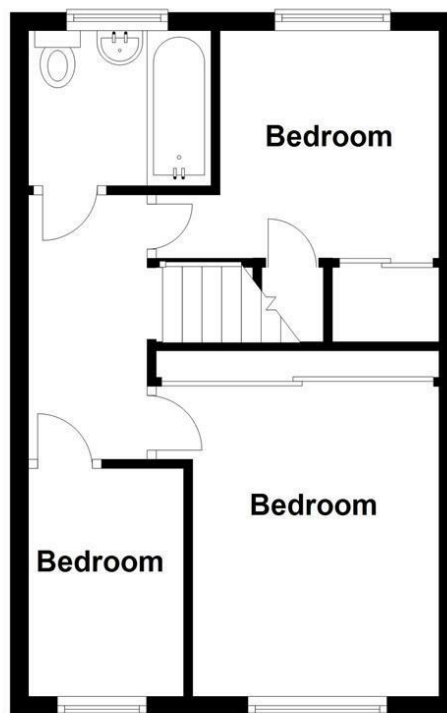
## Ground Floor

Approx. 34.4 sq. metres (370.6 sq. feet)



## First Floor

Approx. 32.2 sq. metres (346.8 sq. feet)



Total area: approx. 66.6 sq. metres (717.4 sq. feet)

