



3 Basil Terrace Enterprise Road, Maidstone, Kent, ME15 6LS
Guide price £265,000 - £275,000

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The property is situated in a lovely peaceful courtyard setting close to Maidstone town centre. The area has excellent local amenities, good schools and is within walking distance of the town centre itself which is about half a mile distant. The county town provides a wide range of shopping, educational and social facilities as well as two mainline stations and bus routes are close at hand.

The property comprises a delightfully bright three-bedroom terraced family home, is in extremely good decorative order throughout and benefits from double glazed windows and gas fired central heating. A further benefit is the South facing rear garden. Internal inspection is thoroughly recommended by the sole selling agents. EPC rating: C. Contact: PAGE & WELLS' Maidstone office - 01622 756703.



GROUND FLOOR:

Courtesy light. Part glazed entrance door to ...

Entrance Hall: 16'4 x 6'7 (4.98m x 2.01m)

Staircase to first floor.

Cloakroom

Low-level w.c. Pedestal wash hand basin with tiled splash back. Extractor fan.

Lounge: 12'6 x 11'3 (3.81m x 3.43m)

Double glazed window to the front elevation. Glazed panelled double doors opening through to the ...

Dining Room: 9'1 x 7'10 (2.77m x 2.39m)

Double glazed double doors opening to the garden.

Kitchen: 7'10 x 7'8 (2.39m x 2.34m)

A range of work surfaces with cupboards, drawers and space under. Inset single drainer sink unit with mixer tap and cupboards beneath. Range of wall cupboards. Hotpoint stainless steel oven. Four-ring gas hob with extractor fan over. Plumbing for washing machine. Cupboard concealing Potterton gas fired boiler serving central heating and domestic hot water. Inset ceiling lighting. Part tiled walls. Double glazed window to the rear elevation.

FIRST FLOOR:

Landing

Airing cupboard housing hot water tank. Access to insulated roof space. Part boarded.

Bedroom 1: 14'5 x 11' (4.39m x 3.35m)

A well proportioned principal bedroom with double glazed window to the front elevation. Built-in wardrobe cupboards.

Bedroom 2: 11'5 x 8'9 (3.48m x 2.67m)

Double glazed window to the rear elevation.

Bedroom 3: 8'5 x 7'8 (2.57m x 2.34m)

Double glazed window to the rear elevation.

Family Bathroom

White suite. Panelled bath. Thermostatically controlled shower. Shower screen. Low-level w.c. Pedestal wash hand basin. Part tiled walls. Extractor fan. Shaver point.

EXTERNALLY:

There are lovely communal gardens within the courtyard of this complex. There is a private parking space to the front of the house. The rear garden extends in depth to about 32'. Immediately behind the house is a paved terrace. An area of lawn with well stocked flower beds. Ornamental tree.

Garage: 17'10 x 8'6 (5.44m x 2.59m)

Up and over door. Personal door to the garden. Power and light. Work bench. Parking area to the front of the garage.

AGENT'S NOTE

There is a management company charge of £65 per month for the upkeep of the communal areas.

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 A229 Loose Road. At the traffic lights turn right into Armstrong Road, left into Enterprise Road. After a short distance bear left continuing into Enterprise Road and continue round before turning left under an archway giving access to Basil Terrace.

EPC Ratings



