



277 Plains Avenue, Maidstone, Kent, ME15 7BQ
Price guide £250,000 - £260,000

****PRICE GUIDE £250,000 - £260,000**.** No forward chain. The property is situated in a very popular residential area on the outskirts of Maidstone and close to Mote Park. The area has excellent local amenities, the county town is about 2-miles distant providing a wide range of shopping, educational and social facilities.

The property comprises a spacious three bedroom family house with good sized gardens, accessed from the rear to provide parking and a potential garage subject to the necessary planning consents being obtained. The property benefits from double glazing and gas fired central heating. Internal inspection is thoroughly recommended by the sole selling agents. EPC rating: D. Contact: PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Entrance Porch

Courtesy light. Entrance door to ...

Entrance Hall: 9' x 6' (2.74m x 1.83m)

Staircase to first floor. Meter cupboard.

Sitting Room: 16'4 x 11'5 (4.98m x 3.48m)

Double glazed window to the front elevation. Gas fire.

Dining Room: 9'6 x 9'7 (2.90m x 2.92m)

Double glazed window to the rear elevation. Worcester gas fired boiler serving central heating and domestic hot water.

Kitchen: 10'9 x 9'6 (3.28m x 2.90m)

The kitchen has an excellent range of work surfaces with cupboards, drawers and space under. Inset single drainer sink unit with cupboards beneath. Range of wall cupboards. Zanussi stainless steel oven. Canon 5-ring gas hob. Shelved pantry. Plumbing for washing machine. Part tiled walls. Cupboard concealing gas meter. Double glazed window to the rear elevation. Part glazed door to ...

Utility Room: 9'3 x 6' (2.82m x 1.83m)

Maximum 'L' shaped measurements. Double glazed door to the garden.

WC

High level WC.

FIRST FLOOR:

Landing

Access to insulated roof space.

Bedroom 1: 14'6 x 10'3 (4.42m x 3.12m)

Double glazed window to the front elevation. Built in wardrobe cupboard.

Bedroom 2: 11'3 x 11' (3.43m x 3.35m)

Double glazed window to the rear elevation. Built in wardrobe cupboard. Airing cupboard housing hot water tank.

Bedroom 3: 11'8 x 10' (3.56m x 3.05m)

Double glazed window to the front elevation. Built in wardrobe cupboard.

Bathroom

Panelled bath. Triton shower unit with fitted shower screen. Wash hand basin. High level WC. Window to the rear elevation. Part tiled walls.

EXTERNALLY:

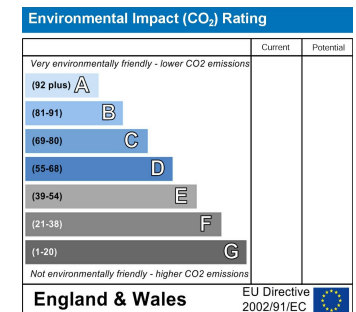
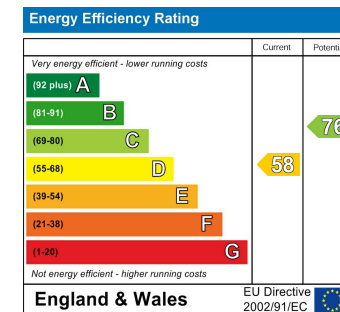
There is a garden to the front of the house which is laid to lawn. The rear garden is a good size measuring in depth to some 75'. There is rear vehicular access from Claygate. Wrought iron gates open to a parking space where there is ample room for the erection of a garage subject to the necessary consents being obtained. The rear garden is laid to lawn with a passageway to the front. Two greenhouses. Garden store and garden shed.

VIEWING

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

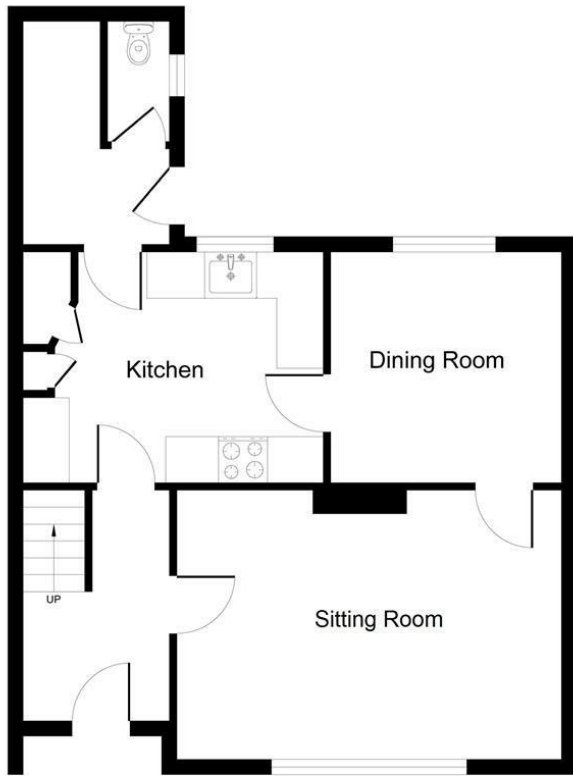
DIRECTIONS

Leave Maidstone on the A229 Loose Road. Proceed for a short distance before turning left into Plains Avenue. Proceed over the roundabout and continue on where the property will be found on the left hand side.

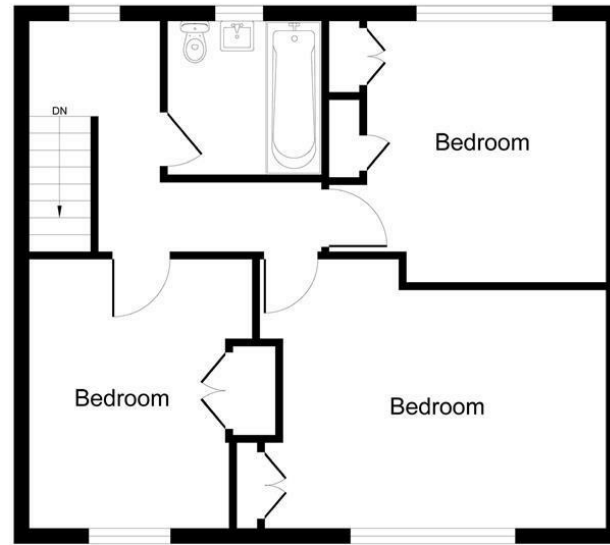


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Ground Floor



First Floor

Approximate Gross Internal Area
1076 sq ft - 100 sq m

