



**69 Grecian Street, Maidstone, Kent, ME14 2TT**  
**Price £225,000**

**\*\*TWO BEDROOMS\*\*.** **\*\*DOUBLE CHAMBER CELLAR\*\*.** **\*\*GROUND FLOOR BATHROOM\*\*.** **\*\*TWO RECEPTION ROOMS\*\*.** **\*\*POPULAR RESIDENTIAL LOCATION\*\*.** **\*\*CLOSE TO LOCAL AMENITIES\*\*.**

Page & Wells are delighted to bring to the market this spacious and rarely available two bedroom terraced home situated within walking distance of Maidstone town centre and Maidstone East railway station. The property offers two reception rooms, kitchen and bathroom on the ground floor, a twin chamber cellar to the lower ground floor (which offers real potential) and two double bedrooms on the first floor. Internal viewing is highly recommended. EPC rating: D. Contact: PAGE & WELLS King Street office 01622 756703.



**GROUND FLOOR:**

Front entrance door to ...

**Lounge: 12'3 x 9'5 (3.73m x 2.87m)**

Double glazed window to front. Radiator.

**Dining Room: 12'3 x 10'4 (3.73m x 3.15m)**

Double glazed window to rear. Radiator.

**Kitchen: 7'3 x 5'9 (2.21m x 1.75m)**

Range of units incorporating sink unit. Space for cooker. Double glazed window to side. Door to rear garden.

**Inner Lobby**

Space and plumbing for washing machine.

**Bathroom**

Panelled bath. Wash hand basin. WC. Frosted double glazed window. Heated towel rail.

**LOWER GROUND FLOOR:**

**Cellar:**

**Chamber 1: 12'5 x 9'6 (3.78m x 2.90m)**

**Chamber 2: 12'5 x 10'5 (3.78m x 3.18m)**

**FIRST FLOOR:**

**Bedroom 1: 12'3 x 10'6 (3.73m x 3.20m)**

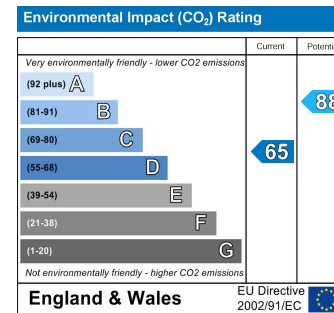
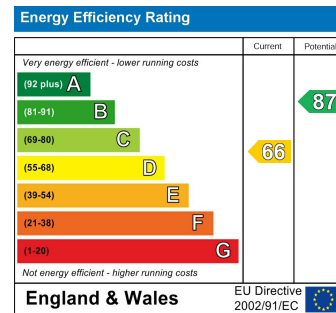
Double glazed window to rear. Radiator.

**Bedroom 2: 11' x 9'7 (3.35m x 2.92m)**

Double glazed window to front. Radiator. Wardrobe recess.

**EXTERNALLY:**

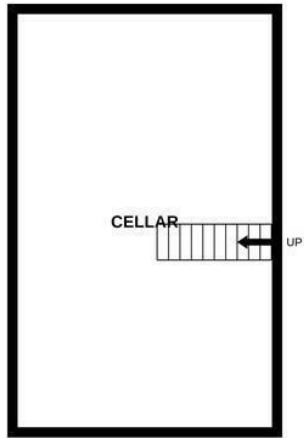
The rear garden extends to approximately 60' in length.



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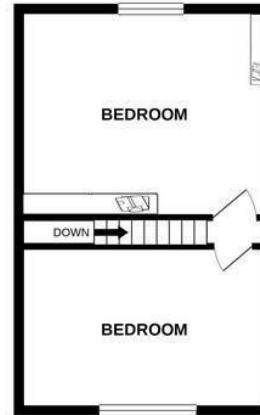
BASEMENT



GROUND FLOOR



1ST FLOOR



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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