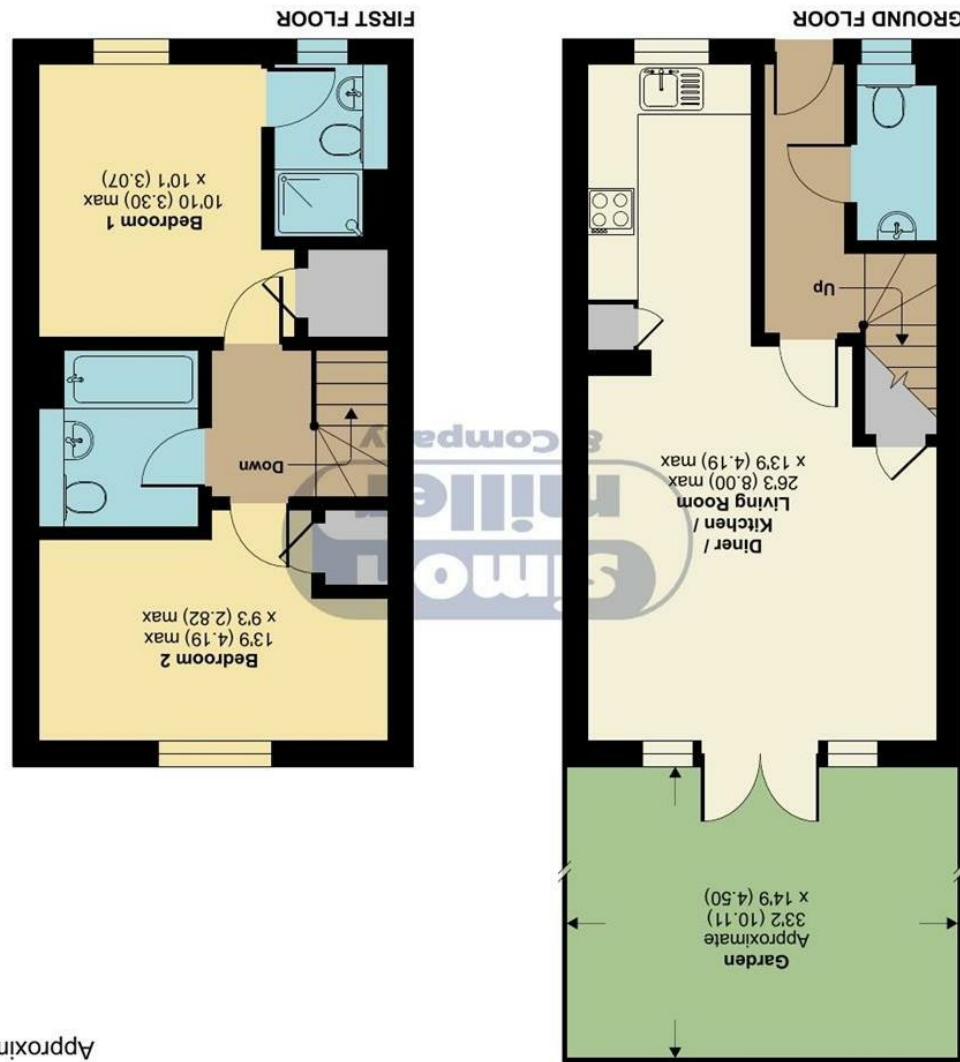


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. REF: 1225286



Approximate Area = 742 sq ft / 68.9 sq m
For identification only - Not to scale

Malvern Road, Maidstone, ME15

8 Malvern Road, Maidstone, ME15 8GB

Guide Price £300,000
EPC RATING: B





Situated in the popular Malvern Road in Maidstone, this beautifully presented two double bedroom terraced home offers a perfect blend of modern living and convenience. Built in 2017, the property benefits from the remainder of its NHBC guarantee.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into the open plan kitchen with the downstairs cloakroom located off the hallway. Upstairs the two double bedrooms served by an en-suite shower room as well as a separate three piece bathroom.

Outside there is paved patio leading to the lawned garden with timber shed and gated rear access. Additionally, the property benefits from two allocated parking spaces, a rare find in such a desirable location.

Situated close to local amenities, this home is ideally positioned for those who appreciate the vibrancy of community life while enjoying the tranquillity of a residential setting. The popular location ensures that you are never far from shops, schools, and recreational facilities, making it a fantastic choice for young professionals.

MATERIAL INFORMATION

Freehold
Council Tax Band C
EPC Report B



• **GUIDE PRICE £300,000 - £325,000** • **Two Double Bedrooms** • **Downstairs WC, Bathroom & En-Suite** • **Patio & Laid To Lawn Rear Garden** • **Two Allocated Parking Spaces** • **Solar Panels To Front Elevation** • **Popular Location** • **Close To Local Amenities** • **Beautifully Presented Terraced Home**

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK