

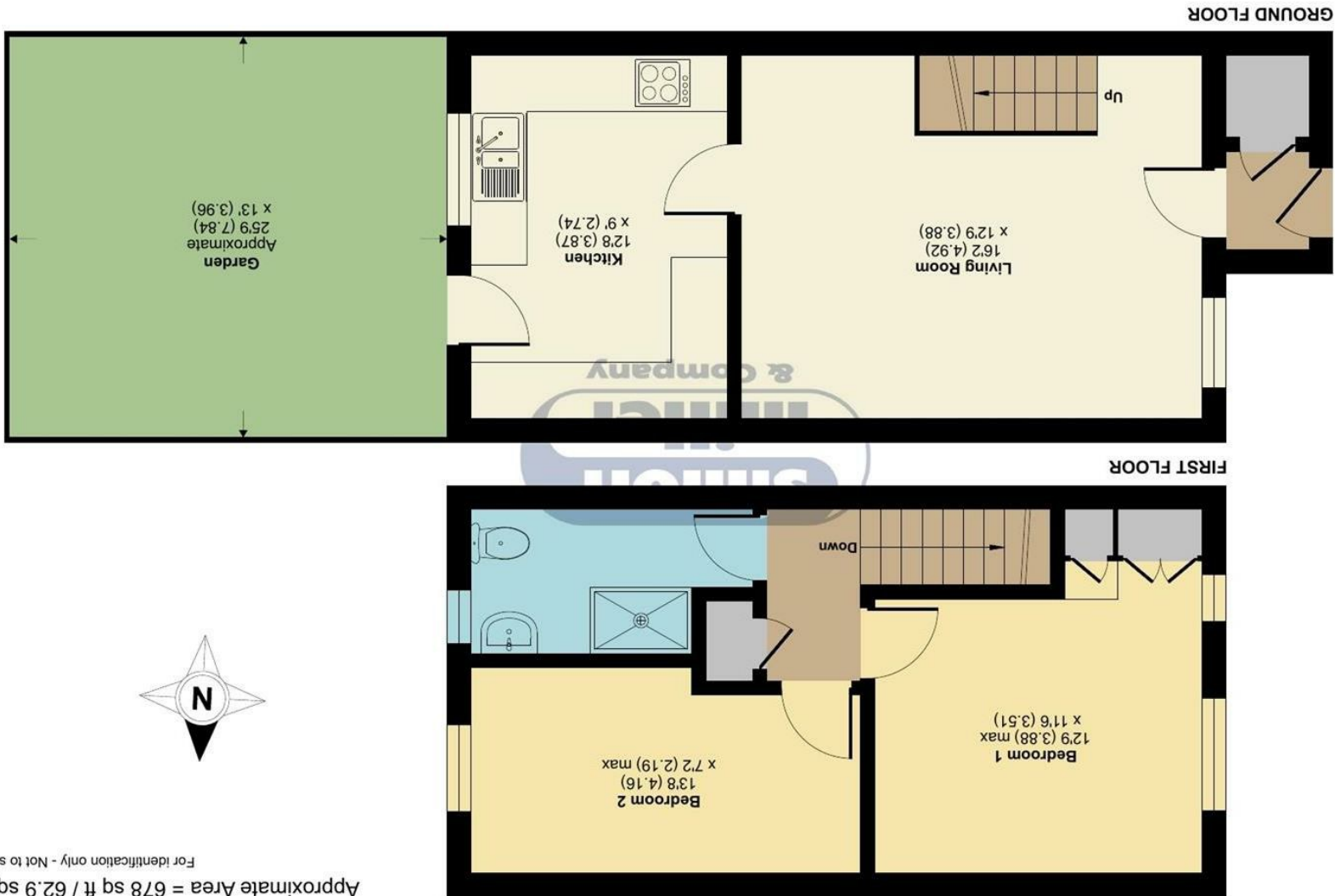


Guide Price £280,000
EPC RATING: D

74 Sovereigns Way, Marden, TN12 9QF

Sovereigns Way, Marden, Tonbridge, TN12

Approximate Area = 678 sq ft / 62.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1253055

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK





Ideal for First Time Buyers or Investors alike, this mid-terraced, two bedroom home is in need of updating and being offered Chain Free. As you enter, a small porch leads into the lounge/dining room, with staircase to the first floor and the kitchen beyond with a range of wall and base units, gas fired boiler (untested) and part glazed door leading to the garden. Upstairs, the first floor offers two double bedrooms, access to the loft area and a three piece shower room.

Outside, there is a paved pathway to the front door, with lawned area beside and mature rose bush and to the rear, a brick paved patio and steps down to the low maintenance rear garden, with flower bed beside, raised vegetable beds and timber shed. A pathway leads to a rear access gate to a shared pathway with access leading back to the front of the property. The property also benefits from a single garage, en bloc with parking in front.

Located within easy reach, the village of Marden offers a mainline railway station with regular services into London Bridge & London Charing Cross Stations. The village itself offers a good variety of community and sporting facilities as well as a range of independent shops, pubs and cafes, Post Office and petrol station. It has a well-regarded Primary School, and its medical centre has been rated as outstanding by the CQC. The County Town of Maidstone is within easy reach by car, with its wide range of shopping, leisure and transport facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band C
EPC Report D



• GUIDE PRICE £280,000 - £290,000 • Offered Chain Free • Two Bedroom Mid Terraced Home • Lounge/Dining Room • Double Glazing Throughout • Single Garage En-Bloc with Parking • Cul De Sac Location • Close to Mainline Train Station • Ideal For Investment or First Time Buyers

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