



Guide Price £300,000
EPC RATING: C

2A Western Road, Maidstone, ME16 8NE

Western Road, Maidstone, ME16

Approximate Area = 1094 sq ft / 101.6 sq m
Limited Use Area(s) = 17 sq ft / 1.5 sq m
Total = 1111 sq ft / 103.1 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1312943

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Situated in the desirable Barming area of Maidstone, this charming end terrace home presents an excellent opportunity for buy-to-let investors. The property boasts three well-proportioned bedrooms and three bathrooms, making it ideal for professionals seeking comfortable living spaces.

Upon entering, you are greeted by an inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The living room features a delightful balcony that overlooks the front of the property, providing a lovely spot to relax and enjoy the fresh air. At the rear, a quaint courtyard garden offers a private outdoor space, ideal for al fresco dining or simply unwinding after a long day.

Conveniently located within walking distance of Maidstone West Train Station, this home ensures easy access to transport links, making commuting a breeze. Additionally, the vibrant Maidstone town centre is just a short distance away, offering a variety of shops, restaurants, and leisure facilities.

This property is not only a fantastic investment opportunity but also a wonderful place to call home. With its prime location and appealing features, it is sure to attract interest from a range of potential tenants. Do not miss the chance to view this delightful residence in a sought-after area.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report C



• GUIDE PRICE £300,000 - £325,000 • Calling All By To Let Investors • Three Bedroom, Three Bathroom End Terrace Home • Courtyard Garden To Rear • Walking Distance To Maidstone West Train Station • Sought After Barming Location • Easy Access To Maidstone Town Centre • Living Room With Balcony To Front • Tenants In Situ

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.

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