

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Simon Miller & Company. REF: 1063838



Approximate Area = 738 sq ft / 68.5 sq m
For identification only - Not to scale

Morris Close, Boughton Monchelsea, Maidstone, ME17

OFFERS IN EXCESS OF £300,000

38 MORRIS CLOSE, BOUGHTON MONCHELSEA, ME17 4UU

EPC RATING: C





Located in this quiet cul de sac is this very well presented three bedroom, modern, terraced home. With open plan lounge/dining room, modern fitted kitchen, downstairs cloakroom and quality three piece bathroom suite, outside, the property offers an enclosed garden with lawn and circular paved patio area, timber shed and off street parking for three cars to the front.

The local area provides a selection of shops, pubs and parks, with many beautiful walks nearby. The County Town of Maidstone provides a vast selection of cafes, restaurants and shops, with a number of primary schools within easy reach as well as Secondary school choices including four Maidstone Grammar schools. There is also easy access to the A20 and M20 by car, with commuters well served by Maidstone and Bearsted railway stations with their regular services to London.

MATERIAL INFORMATION

Freehold

Council Tax Band (C)

EPC Report (C)



- **WELL PRESENTED TERRACED HOME**
- **THREE BEDROOMS**
- **OPEN PLAN LOUNGE/DINING ROOM**
- **DOWNSTAIRS CLOAKROOM**

- **MODERN FITTED KITCHEN**
- **GAS CENTRAL HEATING**
- **OFF STREET PARKING FOR THREE CARS**
- **WITHIN EASY REACH OF MAIDSTONE TOWN CENTRE**

WA3052 011223M

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.

36 KING STREET, MAIDSTONE, KENT, ME14 1BS | 01622 691255 | MAIDSTONE@SIMONMILLER.CO.UK