

Floor plan produced in accordance with RICS Property Measurement Standards (PMS2 Residential). © ndhcom 2023.  
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195 Boxley Road, Maidstone, ME14 2TL

Asking Price £350,000  
 EPC RATING: D







In need of some updating, this deceptive terraced property is set out over four floors and offers flexible family accommodation in this convenient location. Steps up to the front door lead to the entrance hall, with stairs from here down to the kitchen, dining room and shower room to the lower ground floor, with the living room and one bedroom on the ground floor, two further bedrooms and bathroom to the first floor and fourth bedroom on the top, second floor. The property also benefits from hardstanding to the front and to the rear there is an enclosed lawned garden of 72' with timber .

The property could also be suitable for investors, as it offers the potential to be split into a separate apartments or even offered as an HMO - (house of multiple occupancy), subject to the necessary planning permissions.

Boxley Road is a popular road which for the commuter, is within easy reach of Maidstone East railway station and the town centre with its wide range of shops, restaurants and leisure facilities. Maidstone is the County Town of Kent and offers a variety of good schools and is also ideally situated for easy access to London and the Kent coast via the M2 and M20 motorways.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band C**  
**EPC Report D**



- Four Bedrooms • Victorian Terraced Home • Set Out Over Four Floors • Gas Central Heating • Bathroom & Shower Room • Ideal Investment Opportunity • In Need of Some Updating • Close to Maidstone East Train Station • Offered Chain Free

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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