

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. REF: 1107373
Produced for Simon Miller & Company.



Total = 930 sq ft / 86.3 sq m (Excludes Garage)
For identification only - Not to scale

Coleshall Close, Maidstone, ME15

OFFERS OVER £325,000

EPC RATING:

4 COLESHALL CLOSE, MAIDSTONE, ME15 8TU





Situated in a peaceful cul de sac in this sought after location is this chain free three bedroom home. On the ground floor there is a large dual reception running from front to back, kitchen, downstairs WC and large storage cupboard which could be turned into a shower or utility room. Upstairs there are three good sized bedroom and a family bathroom. There is also a large storage cupboard which could be re-purposed to make the family bathroom larger or even to create an en-suite to one of the bedrooms.

The home offers huge potential to add additional living space and in turn add value in making the perfect family home.

This family home benefits from an established residential location within easy reach of amenities including shops, schools and a regular bus service. The town centre of Maidstone is a short drive away and offers shopping, dining and entertainment plus train stations with services to London. This family area should be seen in person.

MATERIAL INFORMATION

Freehold

Council Tax Band: C

EPC Report: E

Broadband: Standard & Superfast



- **NO CHAIN**
- **SUBSTANTIAL STORAGE**
- **GREAT POTENTIAL**

- **GARAGE**
- **ESTABLISHED RESIDENTIAL LOCATION**
- **CUL DE SAC LOCATION**

WA3087 260324M

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, COLMAN PARADE, KING STREET, MAIDSTONE, ME14 1DJ