

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simon Miller & Company. REF: 1109416



Approximate Area = 766 sq ft / 71.2 sq m
For identification only - Not to scale

Marigold Way, ME16

ASKING PRICE £310,000

EPC RATING: C

17 MARIGOLD WAY, MAIDSTONE, ME16 0ZJ





This modern terraced two bedroom house is on a quiet development in Barming and is just a ten minute walk from Maidstone Hospital and within a short distance from local amenities. It is perfectly situated for travel links with a bus route close by and Maidstone West train station and the M20 within close proximity. On entering the property there is a light and bright hallway with cloakroom and stairs to the first floor. The kitchen is positioned at the front of the property with a range of fitted wall and base units, integrated gas hob and electric oven and space for white goods. The L-shaped living/dining room is a great size with understairs storage cupboard and single French door onto the garden. On the first floor there are two double bedrooms, one with it's own en-suite shower room and a further family bathroom with fitted white suite and shower over the bath. To the front of the property there is a small gated courtyard and to the rear a private low maintenance garden with large shed. There is a single allocated parking space to the front of the property.

MATERIAL INFORMATION

Freehold

Council Tax Band: C

EPC Report: C

Broadband: Superfast, Gfast & Ultrafast



- **MODERN TWO DOUBLE BEDROOM HOME ON A QUIET DEVELOPMENT IN BARMING**
- **DOWNSTAIRS CLOAKROOM, FAMILY BATHROOM & EN-SUITE TO MAIN BEDROOM**
- **GENEROUS LIVING/DINING ROOM**
- **LOW MAINTENANCE REAR GARDEN**

- **ONE ALLOCATED PARKING SPACE TO FRONT**
- **COUNTRYSIDE WALKS NEARBY**
- **JUST 0.3 MILES TO MAIDSTONE HOSPITAL WITH LOCAL SCHOOLS NEARBY**
- **EASY ACCESS TO BOTH THE M20 AND MAIDSTONE WEST TRAIN STATION**

WA3247 020424BA

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