



171 South Park Road  
Maidstone  
ME15 7AN  
Guide Price £275,000 - £300,000

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## Description

Wonderful opportunity to purchase this well established 1930's semi-detached house adjacent to Mote Park. The property requires modernisation and improvement and offers great scope and potential to create a forever home. Arranged over 2 floors to just under 900 square feet, ample parking, 75 foot rear garden, gch, double glazed and useful kitchen extension. Agents note, once modernisation has been undertaken we would estimate a rental income of approximately £1200 pcm.

## Location

Located on the fringe of the Shepway development within a 1/4 of a mile of the shopping parade at Northumberland Road, which caters for everyday needs, regular bus services from The Wheatsheaf on the Loose Road also within a 1/4 of a mile providing access into the town centre. Mote Park is nearby and has 450 acres, a boating lake, leisure centre and municipal swimming pool. Educationally the area is well served with the local Mole Hill Copse and Park Way schools catering for infants and juniors with a wider selection of schools for older children in and around the town centre. Maidstone has excellent shopping facilities at The Mall and Fremlins walk, two museums, a theatre, the county library and multi screen cinema, together with two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel ports.

## Council Tax Band

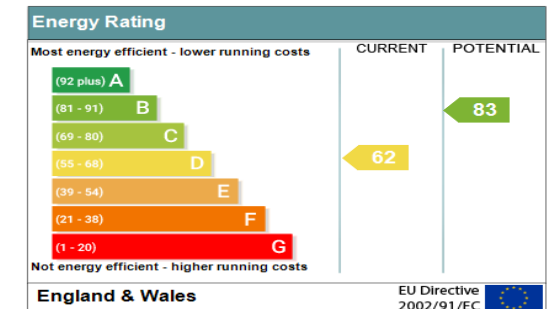
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## VIEWINGS STRICTLY BY APPOINTMENT

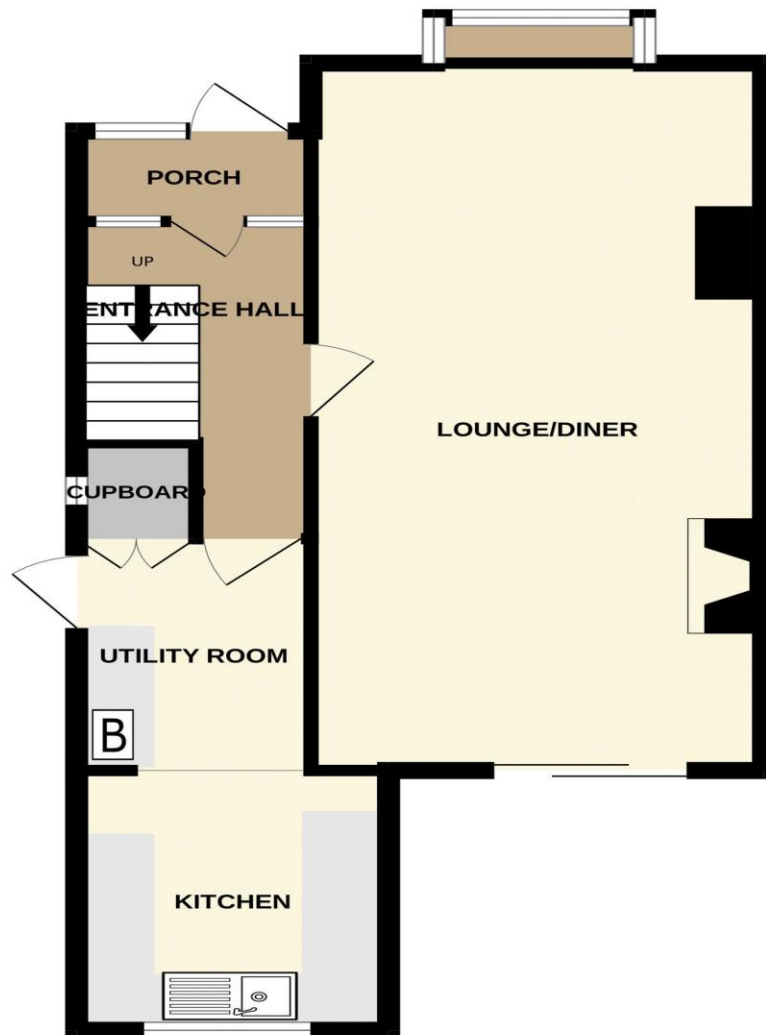
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



Address: 171 South Park Road, MAIDSTONE, ME15 7AN  
RRN:



GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENTRANCE PORCH

Upvc entrance door, glazed side panel, glazed door and windows to:

**ENTRANCE HALL** 11' 0" x 6' 0" (3.35m x 1.83m)

Staircase to first floor, double radiator, understairs cupboard.

**THROUGH LOUNGE/DINING ROOM** 24' 4" x 11' 7" (7.41m x 3.53m)

Bay window to front, 2 double radiators, fitted gas fire, double glazed sliding patio doors to garden.

**UTILITY ROOM** 9' 0" x 6' 0" (2.74m x 1.83m)

Understairs cupboard with window, range of units, gas fired Worcester boiler, supplying central heating and domestic hot water throughout, glazed door to side. wide access to:

**KITCHEN** 9' 0" x 8' 0" (2.74m x 2.44m)

Fitted with units, stainless steel sink, plumbing for automatic washing machine, window overlooking rear garden.

## ON THE FIRST FLOOR

Landing window to side, overstairs storage cupboard.

**BEDROOM 1** 12' 7" x 11' 8" (3.83m x 3.55m)

Window to front, radiator, built in wardrobe cupboard.

**BEDROOM 2** 10' 0" x 10' 0" (3.05m x 3.05m)

Built in wardrobe cupboard, window overlooking rear garden., radiator

**BEDROOM 3** 8' 0" x 7' 0" (2.44m x 2.13m)

Double radiator, window overlooking rear garden.

## BATHROOM

Panelled bath, wash hand basin, low level WC, ceramic tiled floor and walls, double radiator.

## OUTSIDE

To the front is a wide extensive driveway with parking for several vehicles. The rear garden is in need of cultivation and extends to 75 feet, backing onto Mote Park, Eastern aspect.

## Directions

From Maidstone leave via Stone Street in a southerly direction a continuation of which is the Loose Road A229. At the traffic lights at Armstrong Road turn left into Park Way, continue to the roundabout and take the 2nd exit into South Park Road, where the agents for sale board can be found.



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