



71 Gladstone Road
Penenden Heath, Maidstone
ME14 2AX
Guide Price £225,000 - £240,000

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Maidstone
ME14 2AX



Description

Popular and sought after Victorian terrace located on the favoured northern outskirts of the town, conveniently placed within walking distance of the centre and mainline railway station (56 minutes to London Bridge). Ideal first time buy or investment with a potential rental income of £1,100 PCM.

Location

Gladstone Road is located close to Penenden Heath only a short walk from local shops which provide for everyday needs together with recreational facilities on The Heath including tennis, bowls, together with numerous countryside walks, childrens' play area and preschool. Educationally the area is well served with St Pauls' infants and North Borough junior schools being within 100 metres. The town centre is approximately half a mile distant and offers a comprehensive selection of amenities including three railway stations connected to London, two museums, theatre, county library, multi-screen cinema and a wide selection of schools and colleges in and around the town centre. The A20/M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

B

VIEWINGS STRICTLY BY APPOINTMENT

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



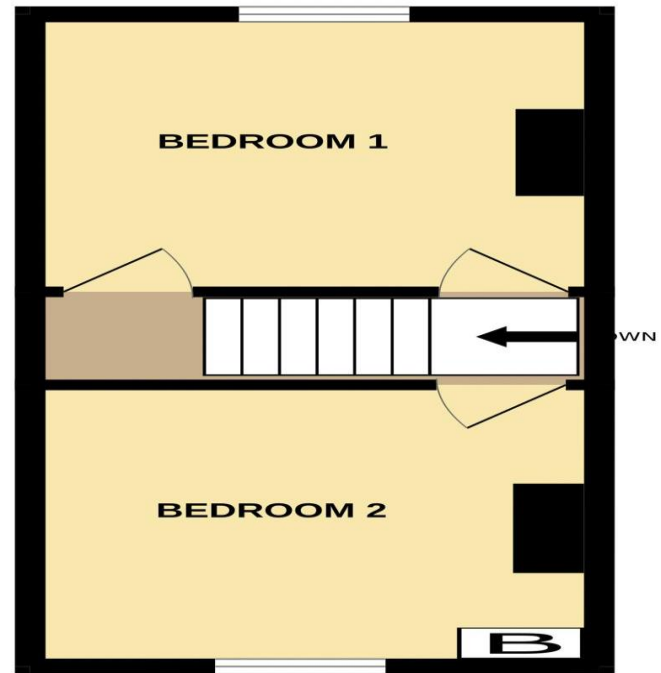
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
71 Gladstone Road, Penenden Heath, Maidstone, Kent ME14 2AX

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
258 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.7 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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Lounge 11' 0" x 10' 4" (3.35m x 3.15m)

Victorian cast iron register fireplace, raised hearth, built in fireside meters cupboard, double radiator, window to front affording a southern aspect, UPVC double glazed entry door.

Dining Room 10' 10" x 10' 6" (3.30m x 3.20m)

Wood laminate flooring, fireplace recess, double radiator, under stairs storage cupboard, glazed door to garden. Door to

Kitchen 8' 6" x 6' 7" (2.59m x 2.01m)

Fitted with units having white high gloss door and drawer fronts with stainless steel fittings and solid oak block working surfaces. Stainless steel sink unit with mixer tap. Four burner electric hob, oven beneath, extractor hood above. Space for fridge freezer, window to side, metro tiling, vinyl flooring. Door to

Bathroom 6' 8" x 6' 9" (2.03m x 2.06m)

White suite, panelled bath, mixer tap, shower over, glass shower screen, pedestal wash basin, low level WC. Radiator, window to side and extractor fan.

First Floor Landing

Bedroom 1 11' 0" x 10' 4" (3.35m x 3.15m)

Window to front, double radiator, over stairs storage cupboard.

Bedroom 2 10' 6" x 11' 0" (3.20m x 3.35m)

Window to rear, double radiator, cupboard housing gas fired boiler supplying central heating and domestic hot water throughout.

Outside

The rear garden extends to approximately 20 ft. Fully fenced, with timber garden shed, artificial grass.

Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road. Gladstone Road will be found fifth turning on the right hand.



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