



philip INDEPENDENT  
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Jarvis



**21 Cheshire Road, Maidstone, Kent. ME15 8HN.**

**Guide Price £200,000 Freehold**

## Property Summary

**\*\*GUIDE PRICE OF £200,000-£225,000\*\***

**EXPLICITLY CASH BUYERS ONLY AS THIS HOME IS OF A STEEL FRAME CONSTRUCTION WITH A BRICK OUTER LAYER**

"A three bedroom house that is ready for a buyer to put their own stamp on. Added to this there is also no onward chain". - Philip Jarvis, Director.

A three bedroom mid terraced house found in a popular residential area of Maidstone.

Although benefitting from double glazing and gas central heating, the property still does require modernisation and improvement. A great opportunity though for a purchaser.

Downstairs there is a through dual aspect living/dining room plus a kitchen and useful utility area.

Upstairs there are the three bedrooms and bathroom with a separate WC.

There is a 120ft rear garden mainly laid to lawn. To the front is also laid to lawn and subject to the relevant consents we believe like many of the neighbouring property the kerb could be dropped to create an area of off road parking. A purchaser though would need to make their own enquires.

Well positioned, the county town of Maidstone is only a short drive. The M20 motorway is also easily accessed. There is a railway station in Bearsted and three station in Maidstone. An internal viewing comes recommended to fully appreciate everything this house has to offer.

## Features

- Three Bedroom Mid Terraced House
- Requires Improvement & Modernisation
- Fitted Kitchen & Useful Utility Area
- 120ft Rear Garden
- Council Tax Band C
- Cash Buyers Only
- 19ft Living/Dining Room
- Gas Central Heating & Double Glazing
- No Onward Chain
- EPC Rating: D

## **Ground Floor**

### **Entrance Door To**

### **Lobby**

Stairs to first floor. Radiator. Door to

### **Living/Dining Room**

19' 2" x 12' 9" narrowing to 11' 2" (5.84m x 3.89m) Double glazed window to front and rear. Two radiators. Brick fireplace with log effect gas fire.

### **Kitchen**

11' 1" x 9' 2" (3.38m x 2.79m) Double glazed window and double glazed door to rear. Range of base and wall units. Stainless steel one and a half bowl sink unit. Gas cooker. Plumbing for washing machine. Wall mounted Worcester boiler. Laminate floor. Arch to

### **Utility Area**

9' 7" x 6' 0" narrowing to 4' 0" (2.92m x 1.83m) Door to front. Understairs cupboard. Radiator. Laminate floor.

## **First Floor**

### **Landing**

Access to loft

### **Bedroom One**

12' 9" plus recess x 9' 8" (3.89m x 2.95m) Three double glazed windows to front. Radiator

### **Bedroom Two**

14' 0" max narrowing to 10' 0" x 9' 3" (3.05m x 2.82m) Two double glazed windows to rear. Radiator.

### **Bedroom Three**

10' 6" x 6' 0" (3.20m x 1.83m) Double glazed window to front. Radiator.

### **Bathroom**

Double glazed frosted window to rear. Grey suite of pedestal hand basin and panelled bath with shower attachment. Part tiled walls. Radiator.

### **Separate WC**

Double glazed frosted window to rear. Low level WC.

### **Exterior**

#### **Front Garden**

Laid to lawn with picket fence to front. Path leading to front door and door to utility area.

#### **Rear Garden**

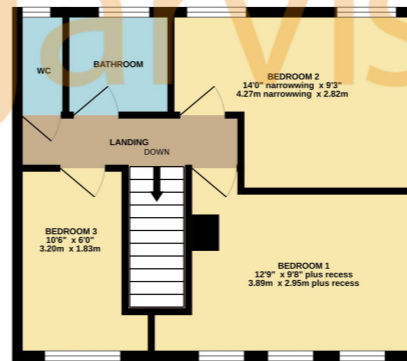
Approximately 120ft in length. Laid to lawn. Two sheds. One requiring repair.

### **Agents Note**

This home is of a steel frame construction with a brick outer layer, which may restrict lending options.



GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	81
		EU Directive 2002/91/EC	

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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