



# Gladstone Road, Maidstone, Kent, ME14 2AU £225,000

Freehold

## **Description**

Attention first time buyers and investors. Offered chain free to the market this 2 bedroom mid terrace Victorian home, in the heart of Maidstone and within walking distance to the town centre. This house would make a perfect first time buyers property, alternatively as an investment property. This property was previously let out and managed by Greyfox achieving a good yield. Call the Greyfox sales team today to book a viewing!!

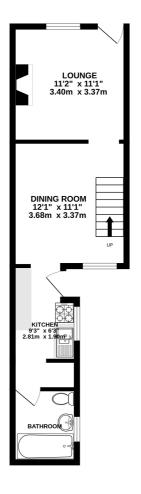
## **Key Features**

- Perfect for FTB or investors
- Walking distance to town centre
- Chain free
- Opportunity to place your own creative stamp

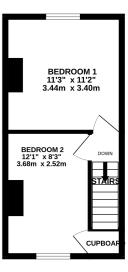
## **Local Area**

Based in the county of Kent, south of England, Maidstone is partitioned by the meandering River Medway. Within the county, it's the economic and agricultural center. It's also a major English tourist attraction, oozing both historical and contemporary cultures which can be seen reflected in its magnificent architecture and wide array of cultural centers. Transport links are just a stone through away as Maidstone connects to the A2 / M20 and M2 motorways.

GROUND FLOOR 365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR 253 sq.ft. (23.5 sq.m.) approx.



### TOTAL FLOOR AREA: 618 sq.ft. (57.4 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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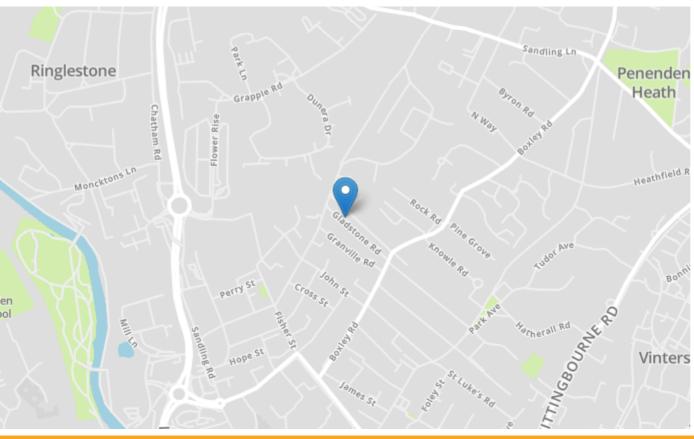






## **Property Location**

Gladstone Road, Maidstone, Kent, ME14 2AU



				Current	Potentia
Very energy efficier	nt - lower runni	ing costs			
(92-100)					
(81-91)	3				89
(69-80)	C			07	
(55-68)	D			67	
(39-54)		E			
(21-38)		F			
(1-20)			G		
Not energy efficient	- higher running	g costs			

**Tenure** Freehold

Lease Term N/A

Ground Rent N/A

Service Charge N/A

Local Authority Medway council

Council Tax Band B

## **Greyfox Walderslade**

Unit 2, Thetford House Walderslade Village Centre

Walderslade Road

Chatham

Kent ME5 9LR

Tel: 01634 672227 Email:

walderslade@greyfox.co.uk

## **Greyfox Rainham**

67C High Street

Rainham

Kent

ME8 7HS

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#### **Agent Notes**

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit https://www.greyfox.co.uk/regel/privacy and https://www.greyfox.co.uk/regel/privacy and https://www.greyfox.co.uk/referral/fees.