



**Grove Road  
Maidstone  
Kent  
ME15 9AS**

**Offers in Excess of £265,000**

**bettermove**



# Grove Road Maidstone

Bettermove are pleased to welcome to the market this charming three bedroom terraced house off Sutton Road.

The property benefits from double glazing, gas central heating throughout and has a driveway to the front providing off road parking for two vehicles. The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, modern fitted kitchen/breakfast room, dining room and four piece family bathroom on the ground floor. The first floor consists of three bedrooms. The exterior boasts an enclosed rear garden with lawn and decking areas, perfect for enjoying the summer months.

Situated just off Sutton Road, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A229, A249, M20, Maidstone West and East rail stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

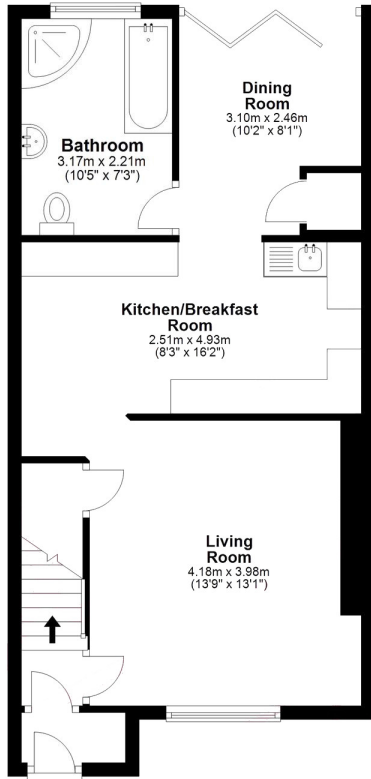
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



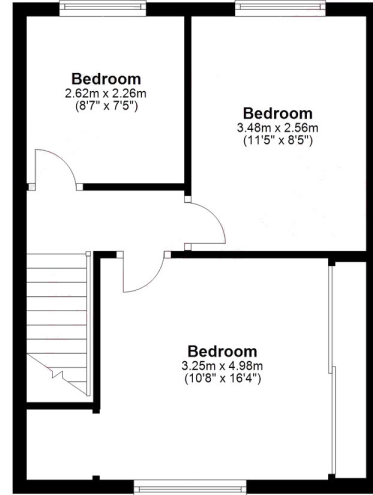
### Ground Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



### First Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



Total area: approx. 84.7 sq. metres (911.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors windows, rooms and any other items contained 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.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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