



## 4 bed terraced house to buy in

Ashford Road, Maidstone, Kent, ME14 5BH

**£245,000** Starting Bid

 x4  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE AUCTION
- ✓ FOUR-BEDROOM TERRACE HOME SET OVER FOUR FLOORS
- ✓ RECENTLY REFURBISHED THROUGHOUT
- ✓ LARGE TIERED SOUTH FACING GARDEN WITH SIDE ACCESS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Versatile 4-bed family home with HMO potential, town centre location, no chain, council parking S4 zone.

Being sold via Secure Sale online bidding. Terms and conditions apply.

Pattinson Auction are pleased to present to the market this spacious and versatile property, set in an ideal location for the town centre and local amenities. Offering a variety of uses, the property — which has been a four-bedroom HMO in the past — could be extended to a six-bedroom HMO, used as a family home, or, subject to the relevant planning, converted into flats. There is a boiler compliance certificate for the property, as well as a valid CP12 and EICR documents, should any buyer be interested in reviewing these with both the roof and windows also having been replaced recently to help with peace of mind.

Once inside, you start to appreciate the space on offer, with the accommodation set over four floors, providing plenty of room and potential. On both the ground and first floors are two double bedrooms or reception rooms, depending on how the new owner wishes to configure the space. The lower ground floor boasts a large kitchen and breakfast room with a separate dining room or lounge. The loft room has the potential to be the largest room in the property if extended with a rear roof dormer under permitted development. The property does also feature fire doors and integrated Fire alarms as well as emergency lighting throughout to assist with any potential development opportunities any savvy buyer might wish to explore.

Externally, there is side pedestrian access to the large rear garden, along with a small frontage for bin storage.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £245,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles, Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

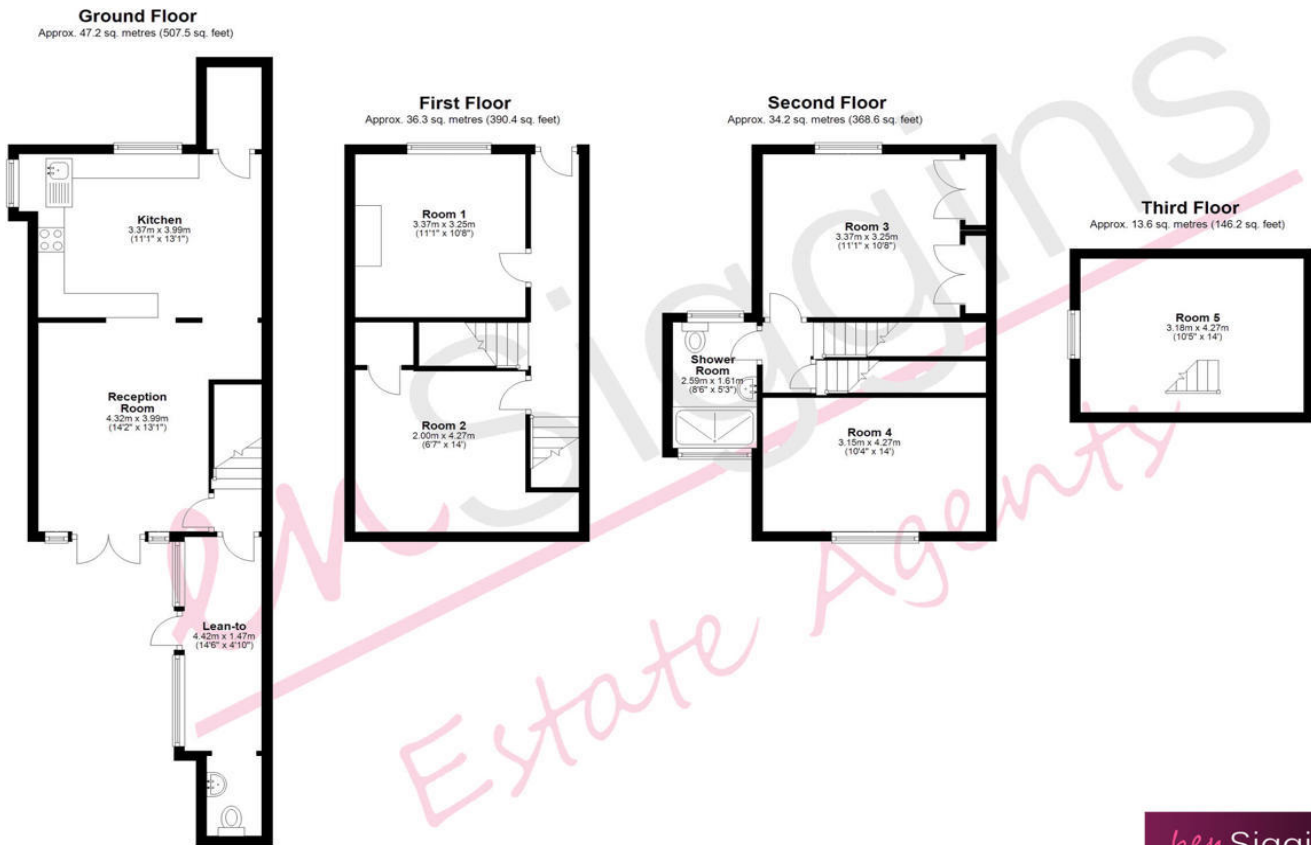
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Total area: approx. 131.3 sq. metres (1412.8 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>		87
(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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Contact your local branch today for more information on this property:

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