



113 Plains Avenue, Maidstone

Offers In Excess Of £375,000

HUNTERS®

HERE TO GET *you* THERE

- CHAIN FREE
- POTENTIAL TO EXTEND STP
- EPCBAND D

- 140 FT GARDEN
- OPPORTUNITY TO ADD YOUR OWN STAMP
- COUNCIL TAX BAND D

Hunters are delighted to welcome to the market this chain-free 3-bedroom semi-detached property, offering great potential and situated on a sizeable plot with a 140 ft mature garden. While the house requires some work, it presents an excellent opportunity for those seeking to create their dream home.

The property boasts a charming curb appeal, with a driveway leading up to the front entrance. In addition, there is a garage adjacent to the house, providing convenient storage space. The garage could also be converted into a workshop or utilized for various purposes, depending on the buyer's preferences.

Upon entering the house, you'll find yourself in a spacious hallway that leads to the main living areas. The ground floor comprises a generous lounge, a separate dining room, and a kitchen. The rooms benefit from large windows, allowing ample natural light to filter through and create a bright atmosphere.

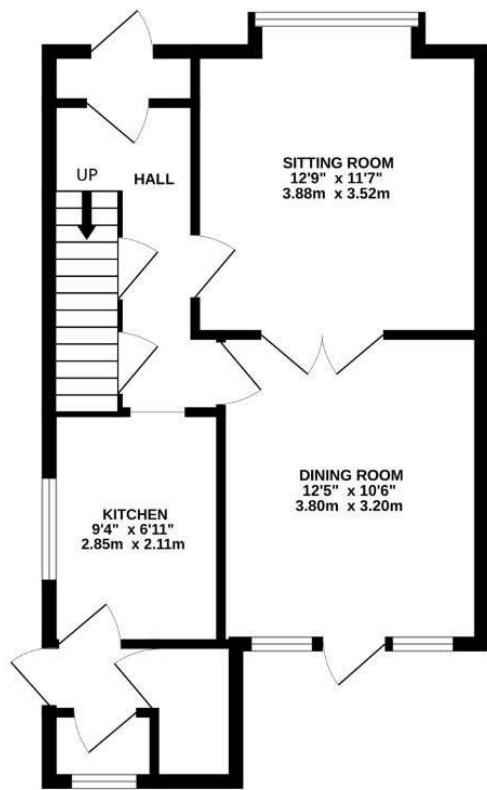
The lounge, located at the front of the house, offers a cozy space to relax and unwind. It may require cosmetic enhancements such as new flooring, fresh paint, or updated fixtures to revitalize its charm. The dining room, adjacent to the lounge, provides an ideal setting for family meals and entertaining guests.

The kitchen provides a functional space with potential for customization. Buyers can envision their ideal kitchen layout and design, making it a focal point of the home.

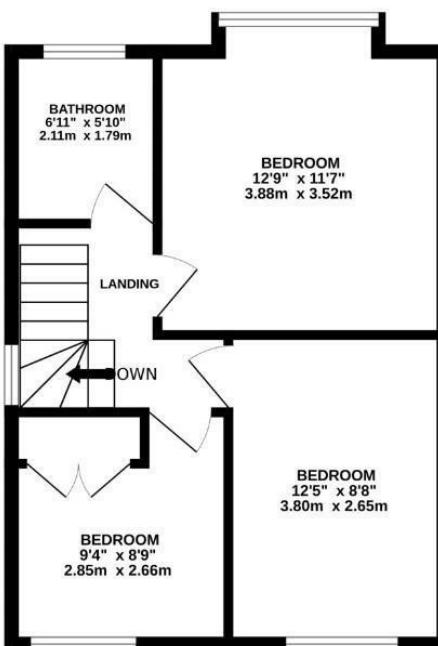
The first floor accommodates three good sized bedrooms and a family bathroom. The bedrooms offer comfortable living spaces with the potential for personalization. Each room is equipped with windows that offer views of the surrounding neighbourhood.



GROUND FLOOR



1ST FLOOR



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Maidstone Office on 01622 278003 if you wish to arrange a viewing appointment for this property or require further information.

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