



**3 Devon Road,  
Maidstone  
ME15 7EW  
Price £300,000**

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## Description

Great opportunity to purchase this three bedroom semi detached house in need of modernisation and improvement. Located opposite a green, close to local amenities and schools. Featuring two reception rooms, kitchen, utility and downstairs cloakroom to the ground floor and three good sized bedrooms and family bathroom to the first floor. Ample parking to the front and a good sized rear garden. Benefitting from GFCH by radiators and UPVC double glazed windows and doors.

## Location

Located on the fringe of the Shepway development within a 1/4 of a mile of the shopping parade at Northumberland Road, which caters for everyday needs, regular bus services from The Wheatsheaf on the Loose Road also within a 1/4 of a mile providing access into the town centre. Mote Park is nearby and has 450 acres, a boating lake, leisure centre and municipal swimming pool.

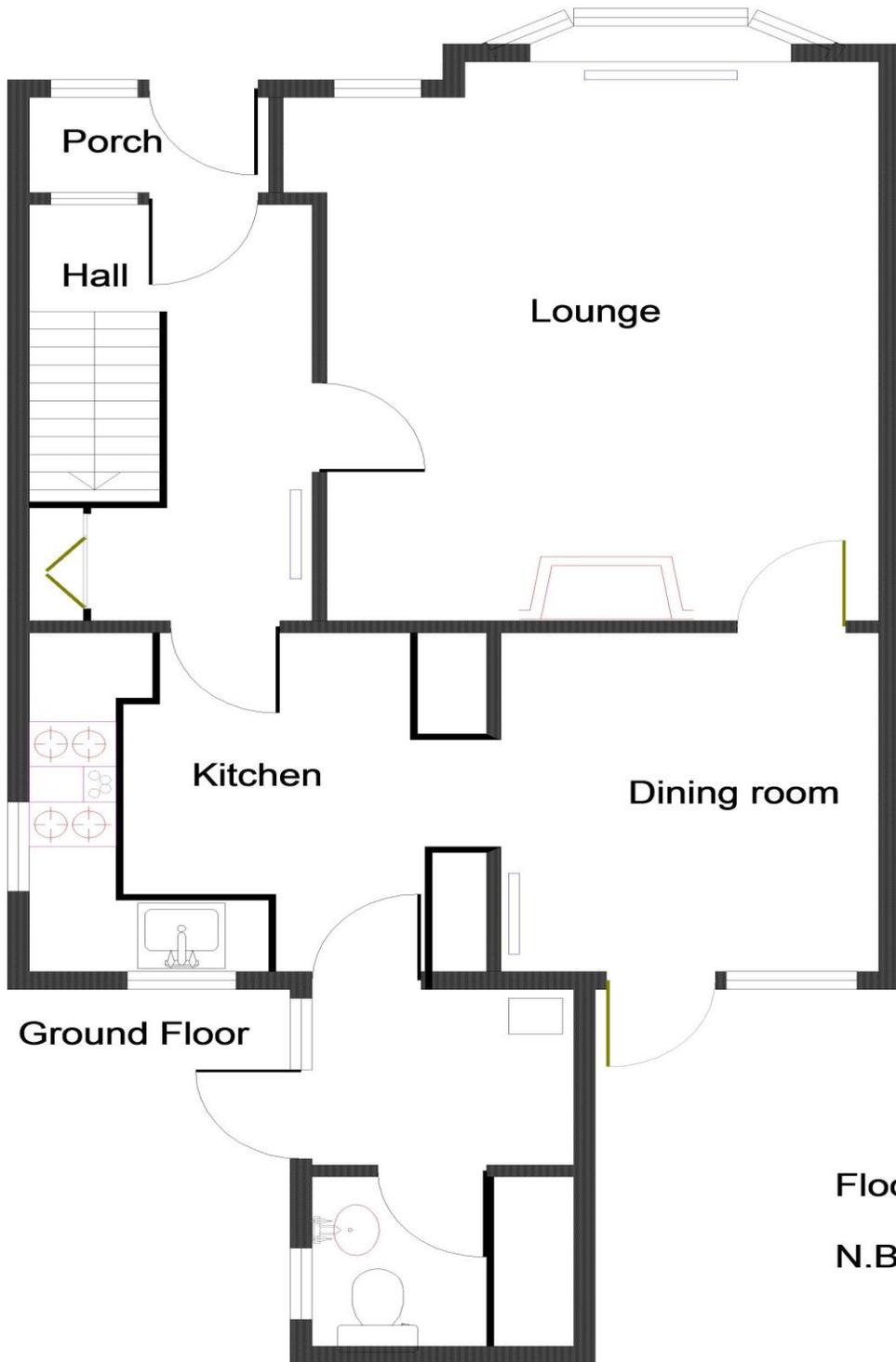
Educationally the area is well served with the local Mole Hill Copse and Park Way schools catering for infants and juniors with a wider selection of schools for older children in and around the town centre. Maidstone has excellent shopping facilities at The Mall and Fremlins walk, two museums, a theatre, the county library and multi screen cinema, together with two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel ports.

## Council Tax Band C

## VIEWINGS STRICTLY BY APPOINTMENT

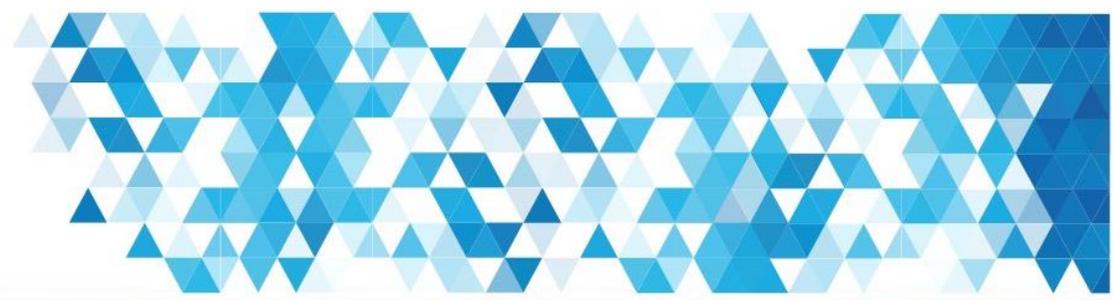
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**





Floor area 1070 sq' approximately.

N.B:Not to scale, for guidance only.



## ON THE GROUND FLOOR

### ENTRANCE PORCH

UPVC Glazed entrance door with further door into:-

### HALLWAY

Stairs to first floor. Radiator. Under stairs cupboard.

### LOUNGE 14' 9" x 13' 2" (4.49m x 4.01m)

Bay window to the front. Radiator. Fireplace. French doors leading to:-

### DINING ROOM 10' 1" x 9' 5" (3.07m x 2.87m)

UPVC Double glazed patio door leading to the garden. Radiator. Tiled floor. Archway to:-

### KITCHEN 10' 0" x 10' 0" (3.05m x 3.05m)

Fitted kitchen with a range of high and low level units having wood effect door and drawer fronts with complementing working surfaces and upstands. Stainless steel sink with mixer tap and tiled splash backs. Integrated over with five burner gas hob and extractor hood over with splash back. Double aspect windows to the side and rear overlooking the garden. Tiled floor. Half glazed door leading to:-

### UTILITY AREA

Wall mounted gas fired boiler supplying central heating and hot water throughout. Door to garden. Door to :-

### CLOAKROOM

Low level W.C. Wall hung wash hand basin. Window to side.

## ON THE FIRST FLOOR

### LANDING

Window to side.

### BEDROOM 1 14' 9" x 10' 0" (4.49m x 3.05m)

Window to front. Radiator. Built in wardrobe.

### BEDROOM 2 10' 6" x 10' 0" (3.20m x 3.05m)

Window to rear overlooking the garden. Shower cubicle. Built in wardrobe. Radiator.

### BEDROOM 3 10' 0" x 9' 10" (3.05m x 2.99m)

Window to front. Radiator. Built in over stairs cupboard.

### BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m)

Traditionally styled white suite comprising panelled bath with mixer tap and shower attachment. Fully tiled walls. Pedestal wash hand basin, low level W.C. Radiator. Window to rear. Vinyl flooring.

## OUTSIDE

To the front of the property there is a block paved driveway providing ample parking and a pedestrian gate to the side. The rear garden measures approximately 45' with patio adjacent to the house, lawn, greenhouse, Beech tree and pear tree. Two timber shed's and fully fenced boundaries.

### Directions

From Maidstone leave via Stone Street in a southerly direction a continuation of which is the Loose Road A229. After passing through the traffic lights at Armstrong Road take the next turning on the left into Plains Avenue. Continue for some distance upon reaching the roundabout take the fourth exit into Devon Road and the property will be a short distance along the road on the left hand side.



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