



**119 Lower Boxley Road
Maidstone
ME14 2UT
Price £220,000**

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Description

Sold with no forward chain, this two-bedroom terraced home offers fantastic scope and potential, making it an ideal opportunity for first-time buyers and investors alike.

Situated close to a range of excellent local amenities and transport links, the property provides convenience as well as the foundations for a comfortable and well-connected lifestyle.

Inside, you'll find a lounge, a good-sized kitchen, and a useful utility room. The first-floor hosts two bedrooms and a family bathroom.

Additional storage or development potential comes in the form of a twin-chamber cellar, which has been dry lined and features sub-floor windows. There is also a private garden to the rear.

Agents note: It is considered that the property could achieve £1300 per calendar month. The photographs marked "Virtual Staging" have been created using AI technology and are not displaying a true representation.

Location

Maidstone town centre is within a 1/4 of a mile and offers an excellent selection of amenities including shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library and main line railway station connected to London on The Victoria Line. Educationally the area is well served with the local Northborough and St pauls catering for infants and juniors with a wider selection of schools and colleges for children in and around the town centre. The river is near by with The Millennium Park and to the east of the county town is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool.

Council Tax Band

B

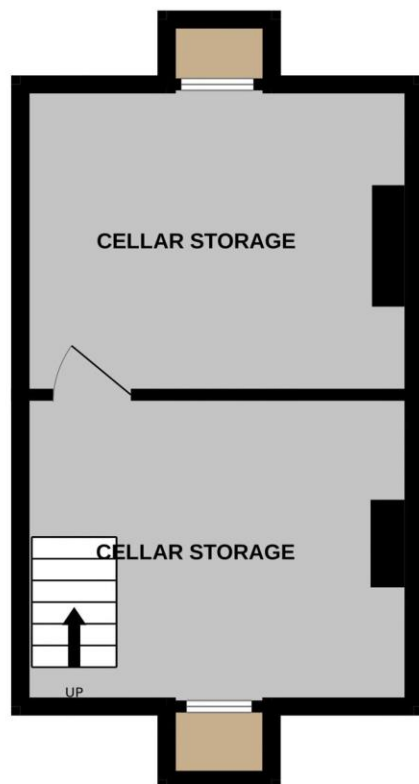
VIEWINGS STRICTLY BY APPOINTMENT

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

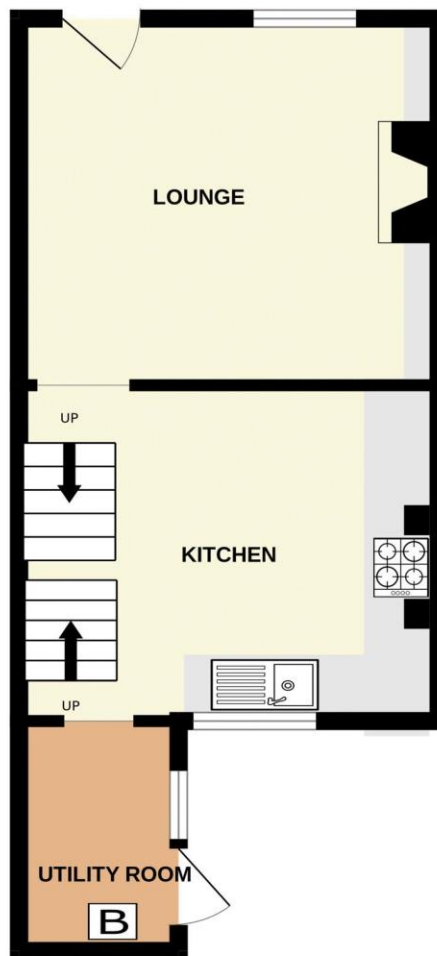


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

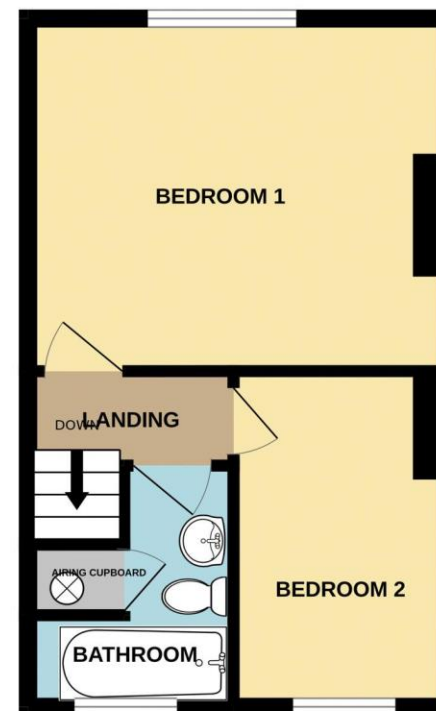
BASEMENT
265 sq.ft. (24.6 sq.m.) approx.



GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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ON THE GROUND FLOOR

LOUNGE 13' 6" x 11' 0" (4.11m x 3.35m)

UPVC entrance door with fan light above, fireplace with brick surround and display niches either side, radiator, window to front, door to cellar.

KITCHEN 11' 0" x 10' 9" (3.35m x 3.27m)

A range of high and low level units with white high gloss door and drawer fronts with chrome fittings, complimenting work surfaces, stainless steel sink with mixer tap and drainer, four burner gas hob with oven beneath, ceramic tiled flooring, tiled splashbacks, window overlooking the rear garden, radiator.

UTILITY ROOM 7' 8" x 5' 0" (2.34m x 1.52m)

Quarry tiled flooring, wall mounted gas boiler, half glazed UPVC door and window to the rear garden.

ON THE FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 13' 7" x 11' 0" (4.14m x 3.35m)

Window to front, radiator.

BEDROOM 2 11' 0" x 6' 6" (3.35m x 1.98m)

Window to rear, radiator.

BATHROOM 8' 0" x 6' 9" (2.44m x 2.06m)

White suite with chrome fittings, low level WC, wash hand basin with mixer tap and tiled splashback, wall mounted mirror, panelled bath with shower over and tiled surround, chromium plated heated towel rail, built-in cupboard housing water cylinder, window to rear, extractor fan and laminate flooring.

CELLAR

Twin chamber cellar with two rooms that have been dry lined, sub floor windows to front and back, double radiator, cupboard housing modern consumer unit. Chamber 1 (to the front) measures 12'8" by 10'2" and chamber 2 measures 12'8" by 10'1".

OUTSIDE

The front of the property has a concrete area which is useful for storage, walled boundaries with an iron gate. The rear garden has a concrete patio area adjacent to the house, gravel pathway with borders either side stocked with mature shrubs, paved patio the rear, fully fenced and walled boundaries, outside tap and outside lighting.

Directions

From our Penenden heath office proceed in a southerly direction into Boxley Road. At the junction with Lower Boxley Road and at the prison wall traffic lights, turn right and the property will be found a short distance along on the right hand side, as indicated by our signboard.



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