

16 The Stampers
Tovil Green, Maidstone
ME15 6FF
Offers in the region of £250,000

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Description

A fantastic opportunity to purchase this well-positioned two-bedroom mid-terraced home, pleasantly situated within a cul-de-sac on this popular residential development adjacent to the River Medway.

The property enjoys a particularly convenient setting, with easy access from the development down onto the riverside towpath, providing a scenic walking and cycling route into Maidstone town centre. This excellent location combines a pleasant residential environment with convenient access to the town's wide range of shops, amenities and transport connections.

Internally, the accommodation comprises a comfortable lounge and kitchen/dining room, while to the first floor are two bedrooms and a showerroom. Externally, the property benefits from its own private rear garden, together with two parking spaces conveniently located close by.

Offered for sale with no forward chain, this property would make an ideal purchase for first-time buyers, downsizers or investors alike. Early viewing is highly recommended.

Agents note: It is considered the property would achieve a rental income of £1,225 per calendar month.

Location

Tovil is a southern suburb of the town conveniently placed within walking distance of the centre, local infant and junior school and shops provide for everyday needs. The town centre is approximately 3/4 of a mile distant and may be accessed along the tow path passing the amphitheatre with pedestrian bridge providing access to the retail park with multi screen cinema. There are excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library and 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

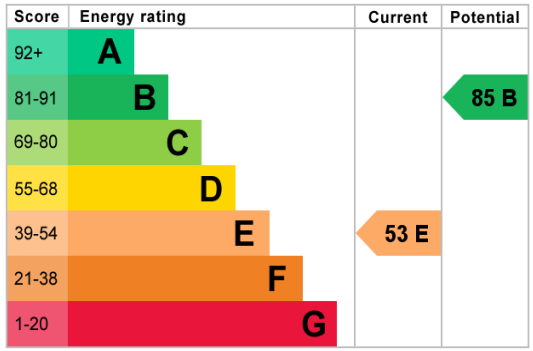
VIEWINGS STRICTLY BY APPOINTMENT

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

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

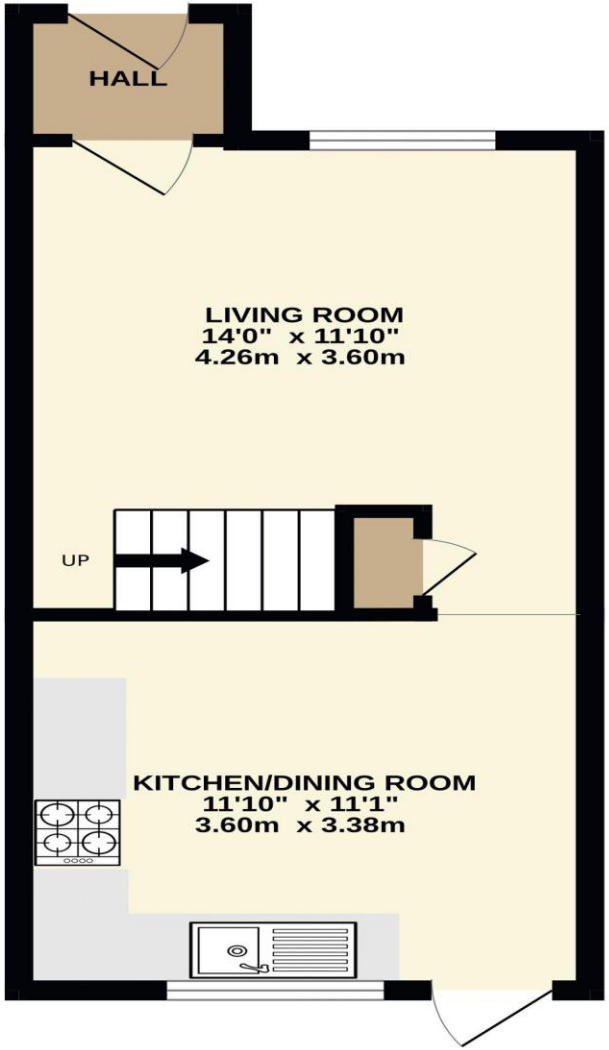


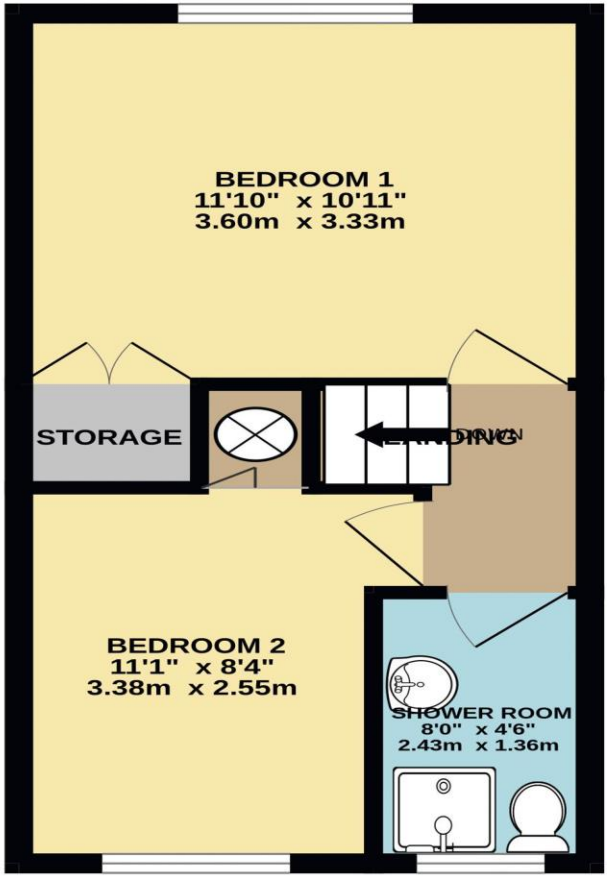




GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.

1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.





TOTAL FLOOR AREA : 609 sq.ft. (56.5 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

HALL

Composite entrance door with decorative oval glazed panel, consumer unit and door leading to:

LIVING ROOM *14' 0" x 11' 10" (4.26m x 3.60m)*

Window to the front, stairs rising to the first floor with useful understairs storage cupboard, electric panel heater and wide opening leading through to:

KITCHEN / DINING ROOM *11' 10" x 11' 1" (3.60m x 3.38m)*

A range of high and low-level units with white high-gloss door and drawer fronts, complemented by woodblock-effect work surfaces and white metro-tiled splashbacks and upstands. Stainless steel sink with drainer and mixer tap, positioned beneath a window overlooking the rear garden. Further features include a freestanding Indesit cooker, Bush washing machine, Hotpoint slimline dishwasher, electric panel heater and glazed casement door providing access to the rear garden.

ON THE FIRST FLOOR

LANDING

Access to loft space, electric panel heater.

BEDROOM 1 *11' 10" x 10' 11" (3.60m x 3.32m)*

Window to the front, electric panel heater and useful built-in overstairs storage cupboard with hanging rail.

BEDROOM 2 *11' 1" x 8' 4" (3.38m x 2.54m)*

Window to the rear, electric panel heater and useful built-in overstairs storage cupboard with hanging rail, together with an airing cupboard housing the hot water tank and fitted shelving.

SHOWER ROOM *8' 0" x 4' 6" (2.44m x 1.37m)*

White suite with chrome fittings, comprising a WC, wall-hung wash hand basin and Mira electric shower. Fully tiled walls with a decorative border at dado height, complemented by vinyl flooring. Further features include a chrome-plated heated towel rail, window to the rear and extractor fan.

OUTSIDE

The rear garden extends to approximately 30 ft and features a patio area adjacent to the house, leading onto an area of lawn.

Further benefits include an outside tap, fully fenced boundaries and rear pedestrian gate. To the front is a small garden, with two parking spaces conveniently located close by.

Directions

From Maidstone leave via Stone Street a continuation of which is the Loose Road, turning right into the one way system at Sheals crescent. Take the second turning on the left into Old Tovil Road, a continuation of which is Tovil Road. Take the second turning on the right into Church Road. Take the third turning on the right into Launder Way, at the roundabout take the first exit into Mill Way and The Stampers will be found first on the right. The property will be found at the end of the cul de sac.

SALES OFFICES
01622 671200

sales@ferrisandco.net
www.ferrisandco.net

Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN