



2 bed terraced house to buy in

Tonbridge Road, Maidstone, Kent, ME16 8SL

£190,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ GRADE II LISTED GEORGIAN COTTAGE REQUIRING FULL
- ✓ TWO-BEDROOM VICTORIAN COTTAGE ACROSS THREE FLOORS
- ✓ LEAN-TO, GENEROUS FRONT AND REAR GARDENS
- ✓ FULL RENOVATION PROJECT — HUGE SCOPE FOR
- ✓ EPC Rating G

Key Information

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

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Two-bedroom Victorian cottage requiring full renovation in a superb Maidstone location.

Tonbridge Road is the kind of opportunity that seasoned investors and developers recognise immediately — a genuine Victorian cottage with character, space, and a location that does all the heavy lifting, offered for the first time in many years with full scope to renovate and transform from top to bottom.

It is important to note that the property is a Grade II listed building, forming part of a historic Georgian terrace (Nos 82–96 Tonbridge Road) listed on the National Heritage List for England since 1974. This status reflects the special architectural and historic interest of the building and means that any works — internal or external — will require Listed Building Consent from Maidstone Borough Council in addition to any standard planning permissions. Prospective buyers are strongly advised to seek specialist advice regarding the scope of consented works prior to bidding, and to factor any associated requirements into their renovation plans accordingly.

Spread across three floors and totalling approximately 664 square feet, the accommodation comprises a living room and kitchen on the ground floor, with the benefit of a lean-to to the rear — a useful additional space that offers real potential as a utility area, storage, or extended kitchen footprint depending on the buyer's plans. On the first floor sits a generous double bedroom measuring 11'1 x 12'11 and a family bathroom, with a further bedroom on the second floor measuring 8'6 x 12'11 — a versatile space that works equally well as a second bedroom, home office or quiet retreat.

The property has not been modernised for a significant number of years and requires a comprehensive programme of renovation throughout — including plastering, roof works, and a full update of the kitchen and bathroom. But for the buyer with vision, this is precisely where the opportunity lies. The structure and footprint of the cottage are solid, the character of the building is immediately apparent, and once brought back to life, a property of this type in this location would command a figure comfortably in the region of £280,000–£290,000.

Outside, the property is set behind a generous and mature front garden — unusually spacious for a home of this era and type — with a further enclosed rear garden offering real potential for outdoor entertaining, planting, or simply enjoying once the project is complete. The overall plot is a genuine asset and adds considerably to the appeal for families and lifestyle buyers alongside investors.

The location is outstanding. Tonbridge Road sits within easy walking distance of Maidstone town centre, with its excellent range of shops, restaurants, cafés, supermarkets and leisure facilities. Maidstone East and Maidstone West stations are both accessible on foot, providing regular direct services into London — making this equally attractive to the commuting buyer creating their forever home, or the investor seeking a well-placed rental asset on completion. Local amenities including convenience stores, takeaways and bus links are all within immediate reach.

Properties of this character, with this amount of outdoor space and in a location this well connected, rarely present themselves in this way. Early inspection is strongly recommended to appreciate the full potential on offer.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

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

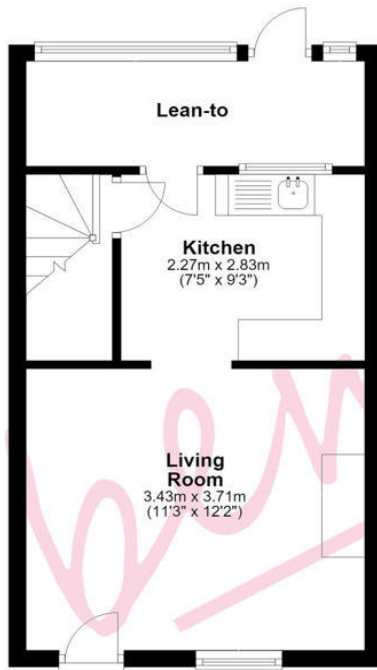
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Ground Floor

Approx. 27.4 sq. metres (295.3 sq. feet)



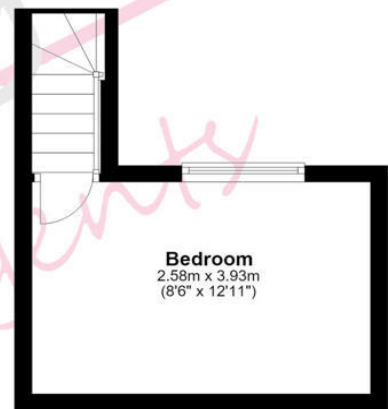
First Floor

Approx. 22.6 sq. metres (243.5 sq. feet)



Second Floor

Approx. 11.7 sq. metres (125.6 sq. feet)



Total area: approx. 61.7 sq. metres (664.4 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.

benSiggins
Estate Agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Tonbridge Road, Maidstone, Kent, ME16 8SL

Contact your local branch today for more information on this property:

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