



14 Locks Yard, Ashford, TN27 9AD

Guide Price £350,000  
EPC RATING: C







Located within close walking distance of the centre of the village is this well presented three bedroom terraced family home. Set over three floors, the property offers "L" shaped lounge/dining room, fitted kitchen and cloakroom to the ground floor, whilst upstairs, the first floor offers two bedrooms and the three piece family bathroom, with a staircase from the landing leading to the top floor main bedroom with en-suite shower room and built in wardrobes.

Outside, the property offers block paved drive to the front for one car, with lawned area beside and mature flower bed and to the rear, a 28' garden with patio and lawned area, raised flower and shrub beds and timber gated access to a rear shared access pathway.

This quiet cul de sac is located a short stroll to Headcorn mainline train station offering regular services into London Charing Cross and Cannon Street, with the village itself within easy reach, with its wide range of independent shops, pubs and cafes, as well as Post Office and Sainsbury's Local supermarket. Also within walking distance are the well regarded Primary School, playground and doctors surgery. The larger town of Tenterden is approximately 10 miles distant, with its greater range of shopping and leisure facilities.

## MATERIAL INFORMATION

**Freehold**  
**Council Tax Band D**  
**EPC Report C**



• GUIDE PRICE £350,000 - £375,000 • Attractive Terraced Family Home • Three Generous Bedrooms • Offered Chain Free • Lounge/Dining Room • Modern Fitted Kitchen • En-Suite, Family Bathroom & Downstairs Cloakroom • Off Street Parking • Set Over Three Floors • Village Cul Sac Location

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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