



103 Nine Acres, Kennington
£235,000

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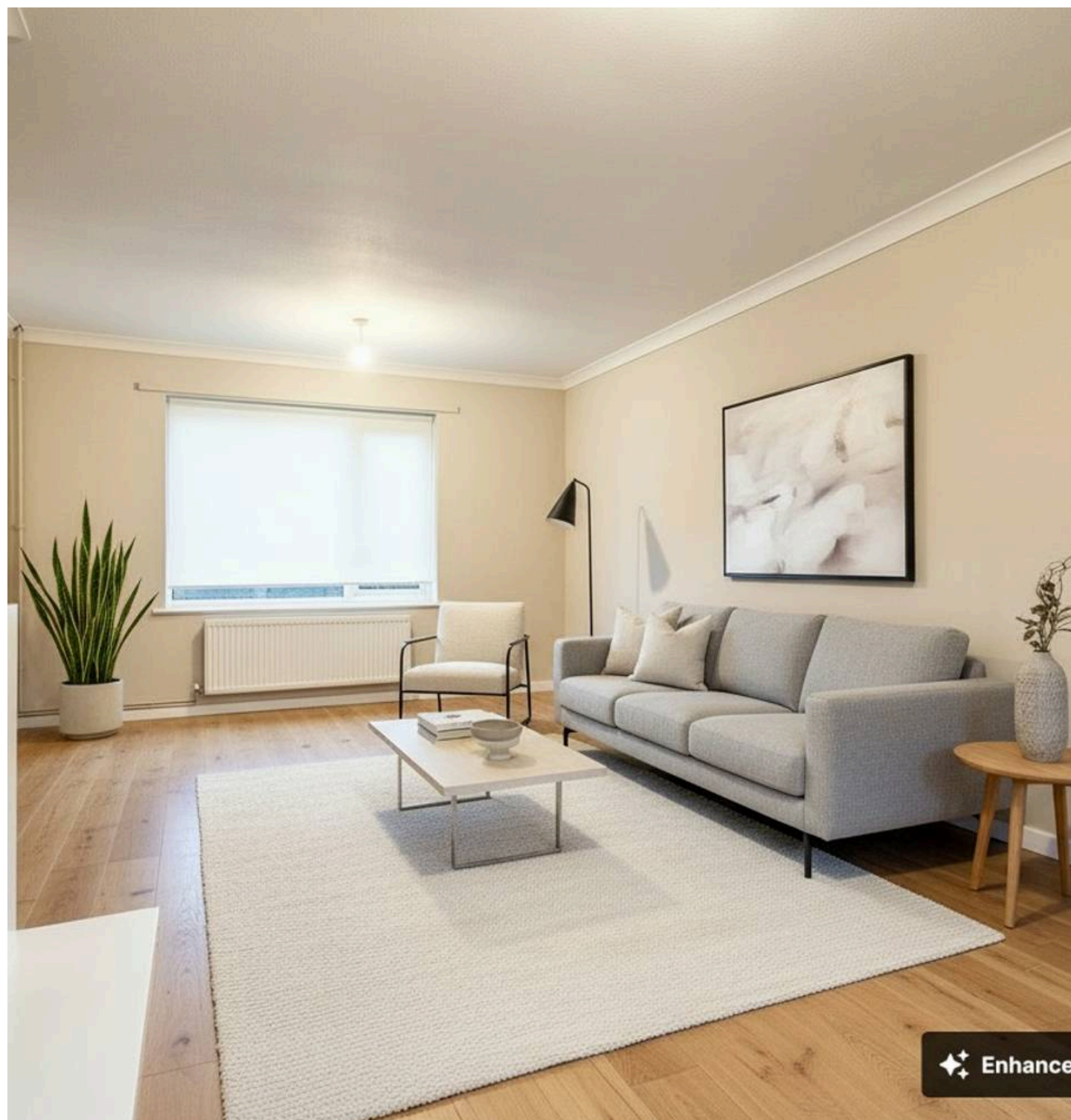
Kennington, Ashford

This three-bedroom home in Kennington offers an exciting opportunity to add your own finishing touches. Currently mid-renovation, the property will feature a new kitchen and refreshed interiors, with flooring left for the new owners to personalise. Low-maintenance front and rear gardens and convenient access to schools, local amenities, and Ashford town centre make this a practical family home.

Council Tax band: B

Tenure: Freehold

- Three well-proportioned bedrooms
- Family bathroom with modern four-piece suite
- Spacious living room/diner
- Kitchen scheduled for full renovation
- Flooring to be completed by new owners
- Low-maintenance block-paved rear garden
- Small front lawned garden
- Convenient access to local schools
- Close to Conningbrook Lakes Country Park
- Good transport links to Ashford town centre and international station



Hallway

uPVC door and window to the front, utility/store area, stairs to the first floor and radiator.

Living Room

11' 10" x 19' 7" (3.60m x 5.98m)

Dual aspect with windows to the front and rear, fireplace and radiator.

Kitchen

9' 8" x 10' 4" (2.95m x 3.15m)

Window to the rear and door leading out to the garden, door to lounge/diner.

Landing

Doors to each room and cupboard housing central heating boiler.

Bedroom 1

13' 6" x 9' 1" (4.11m x 2.77m)

Window to the front and radiator.

Bedroom 2

11' 10" x 10' 3" (3.61m x 3.12m)

Window to the rear and radiator.

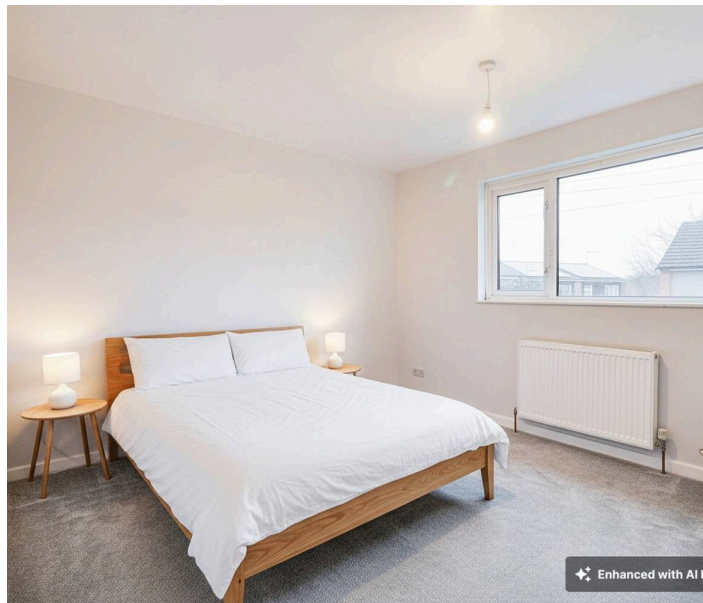
Bedroom 3

9' 7" x 10' 3" (2.92m x 3.12m)

Window to the front, door to cupboard housing central heating boiler and radiator.

Bathroom

Window to the rear, white bathroom suite comprising a square shower enclosure with thermostatic shower, bath with mixer taps and hand shower attachment, WC, wash basin, towel radiator, partly tiled walls (fully tiled to the shower enclosure) and vinyl flooring.



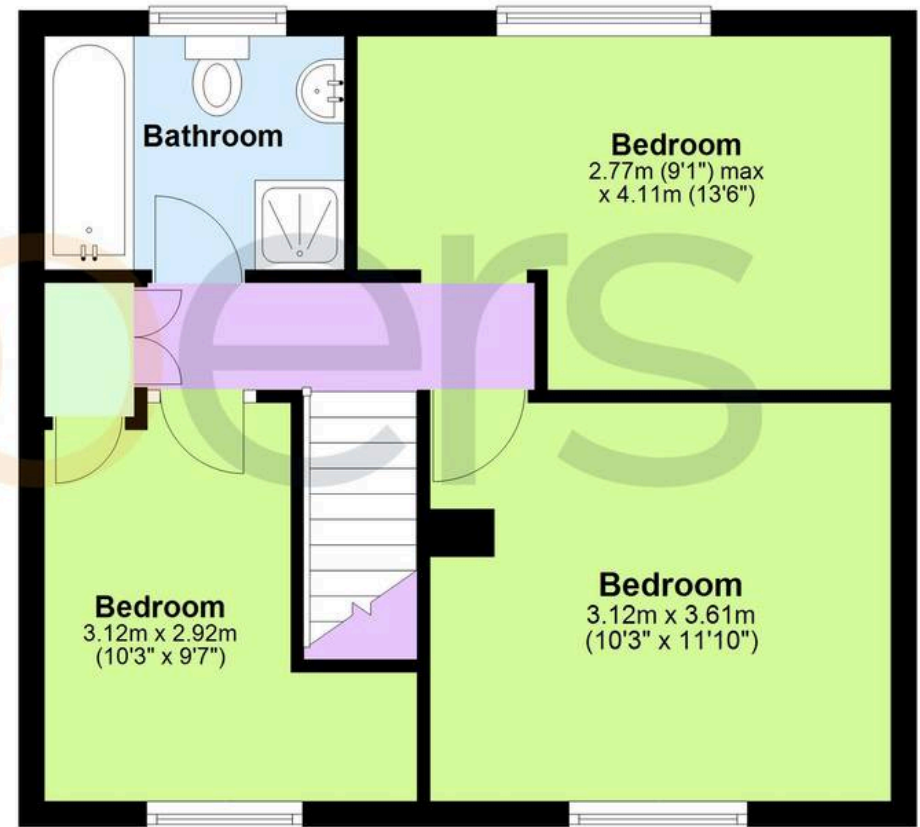
Ground Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 78.9 sq. metres (849.5 sq. feet)



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