



**Price**  
**£250,000**

**Freehold**

2x  1x  1x 

**Austin Road, Ashford,  
Kent, TN23**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Chain free
- Driveway parking
- Both bedrooms are double in size
- Good size rear garden
- Within walking distance to Ashford International train station and Ashford Town Centre

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'8 (4.17m) narrowing to 12'8 (3.86m) x 12'8 (3.86m)

Kitchen/Diner: 17'0 x 8'9 (5.19m x 2.67m)

### FIRST FLOOR

Landing

Bedroom 1: 13'8 (4.17m) narrowing to 12'8 (3.86m) x 9'7 (2.92m)

Bedroom 2: 12'0 x 10'2 (3.66m x 3.10m)

Shower Room

### OUTSIDE

Front & Rear Gardens

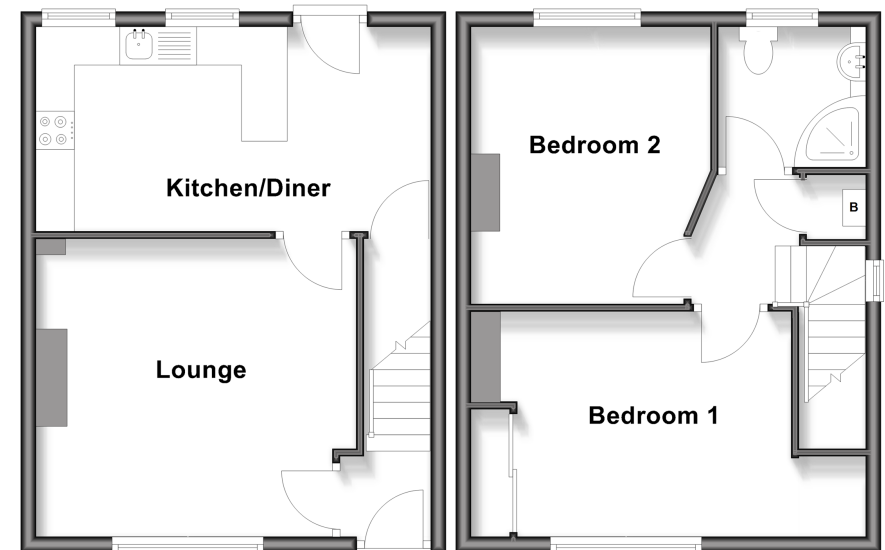
Driveway

### Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)

### First Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



**Call Ashford - 01233 639531 ■ wardsofkent.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale