

for sale

£290,000



## Cuckoo Lane Ashford TN23 5DB

Nestled in the desirable area of Cuckoo Lane, Ashford, Connells are delighted to bring to market this 3 bed semi-detached property perfect for families and first time buyers.





# Cuckoo Lane Ashford TN23 5DB

## Lounge

13' 11" x 13' 6" ( 4.24m x 4.11m )

## Dining Room

10' 7" x 7' 8" ( 3.23m x 2.34m )

## Kitchen

10' x 6' 8" ( 3.05m x 2.03m )

## Bathroom



## First Floor

### Bedroom 1

13' 11" x 9' 5" ( 4.24m x 2.87m )

### Bedroom 2

11' 10" x 7' 9" ( 3.61m x 2.36m )

### Bedroom 3

8' 9" x 5' 11" ( 2.67m x 1.80m )

## Outside

### Rear Garden

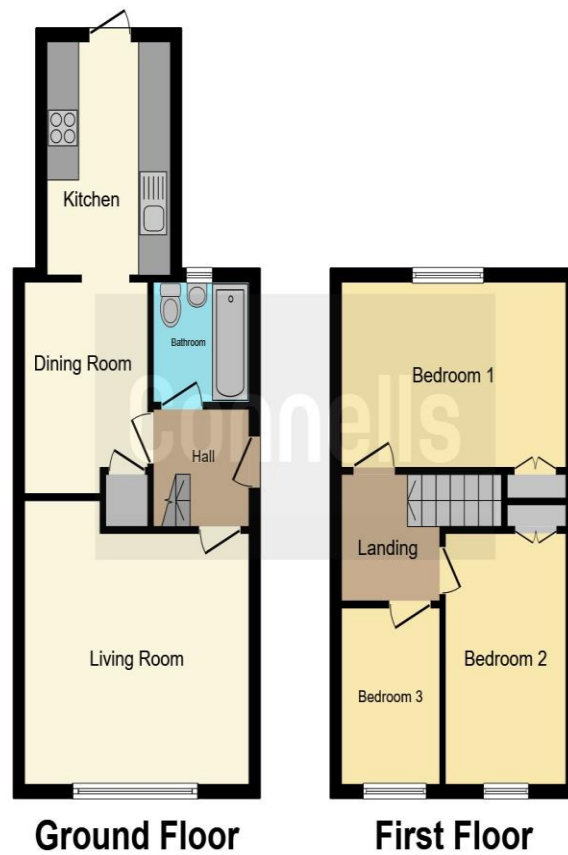
### Driveway and Garage

## Agents Note

'The owner's have informed us that the Garage Roof contains Asbestos, please enquire within the Branch'







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01233 502020**  
**E [parkfarm@connells.co.uk](mailto:parkfarm@connells.co.uk)**

Unit 3 Moatfield Meadow Kingsnorth  
 ASHFORD TN23 3LU

Property Ref: PFM406244 - 0002

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**view this property online [connells.co.uk/Property/PFM406244](http://connells.co.uk/Property/PFM406244)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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