



55 Falcon Way, Ashford
£250,000

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Ashford, Ashford

Charming 2-bed end-terrace in sought-after South Ashford. Ideal for first-time buyers or investors at £250,000. Offers garage, driveway, and east-facing garden with potential. Needs redecoration; blank canvas for a dream home.

Council Tax band: B

Tenure: Freehold

- £250,000
- Two Bedroom End of Terrace House
- No Onward Chain
- Ideal first time buy or investment
- Garage and driveway
- Popular South Ashford Location
- East facing Rear Garden



Entrance Hallway

Upvc entrance door. Carpet laid to floor. Radiator to the wall. Cupboard housing the utility meters and fuse box.

Kitchen

8' 5" x 5' 8" (2.57m x 1.72m)

Vinyl flooring. Window to the front. Work surface with a metal sink and drainer. Electric hob, oven and overhead extractor. Wall and floor storage units. Space for a fridge freezer and washing machine. Ideal combination gas boiler.

Lounge/Dining Area

16' 0" x 11' 8" (4.89m x 3.55m)

Carpet laid to floor. Radiator to the wall. Patio doors to the rear garden. Door into the garage.

Landing

Carpet laid to floor. Loft access. Storage cupboard.

Family Bathroom

7' 9" x 5' 8" (2.35m x 1.72m)

Vinyl flooring. Window to the side. Radiator to the wall. Part tiled walls. Bath with an overhead shower attachment, W.C and washbasin. Wall cupboard.

Bedroom Rear

7' 10" x 11' 8" (2.40m x 3.56m)

Carpet laid to floor. Window to the rear. radiator to the wall.

Bedroom Front

8' 6" x 11' 7" (2.60m x 3.54m)

Carpet laid to floor. Window to the front. Radiator to the wall. Over stairs storage cupboard.



FRONT GARDEN

Tarmac Driveway for 1 car. Mainly laid to lawn with a concrete pathway.

REAR GARDEN

Mainly laid to lawn with a small concrete area and gateway to the front garden.

GARAGE

Single Garage

Single garage with an up and over door, room for overhead storage and a wooden door to the rear garden and lounge.

DRIVEWAY

1 Parking Space

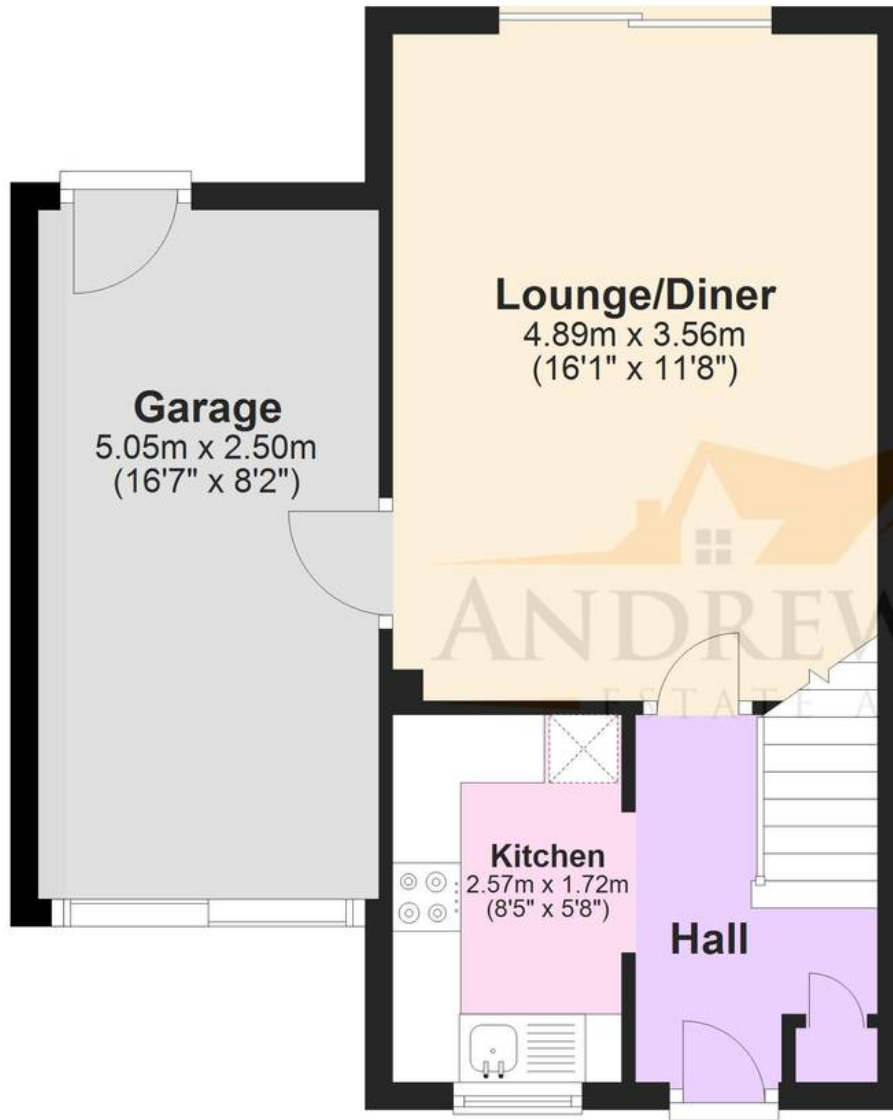
Tarmac driveway for 1 car





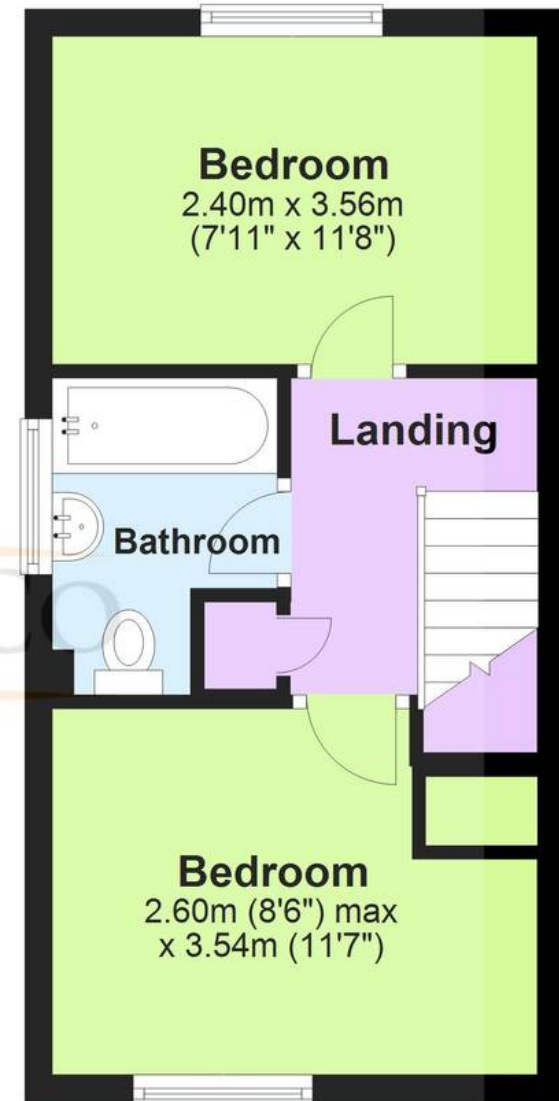
Ground Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.2 sq. feet)



Total area: approx. 66.9 sq. metres (719.9 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

Andrew & Co Estate Agents - Ashford

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