

for sale

offers in excess of **£400,000**



Mabledon Avenue Ashford TN24 8BJ

Connells are delighted to offer this well presented three bedroom semi-detached family home in the popular location of Willesborough, you could quite literally turn the key and move straight in.



Mabledon Avenue Ashford TN24 8BJ

Lounge

10' 1" x 11' 1" (3.07m x 3.38m)

Kitchen/Diner

16' 1" x 13' 1" (4.90m x 3.99m)

Utility Room

7' x 6' (2.13m x 1.83m)

Bedroom 1

10' 1" x 13' 1" (3.07m x 3.99m)

Bedroom 2

10' 1" x 11' 1" (3.07m x 3.38m)

Bedroom 3

7' 1" x 7' 1" (2.16m x 2.16m)

Bathroom

5' 8" x 6' 9" (1.73m x 2.06m)

Annex

Lounge/Kitchen

14' 1" x 11' 7" (4.29m x 3.53m)

Bedroom

9' x 9' 1" (2.74m x 2.77m)

Bathroom

Agents Note

We have been unable to verify if either planning permission or building regulation certification has been provided for the previous works to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.







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

To view this property please contact Connells on

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77 High Street
 ASHFORD TN24 8SF

Property Ref: ASH408110 - 0004

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/ASH408110



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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