

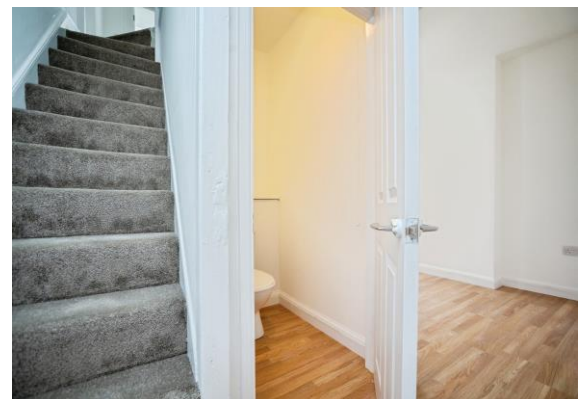
for sale

offers in excess of **£350,000**



## Christchurch Road Ashford TN23 7XB

Connells are delighted to present this three bedroom family home along the ever popular Christchurch Road. Please call the sole agent Connells before it's too late.



# Christchurch Road Ashford TN23 7XB

## Lounge

13' 6" x 10' 6" ( 4.11m x 3.20m )

## Dining Room

7' 6" x 11' 7" ( 2.29m x 3.53m )

## Kitchen

22' 3" x 8' 9" ( 6.78m x 2.67m )

## Cloakroom

5' x 3' 2" ( 1.52m x 0.97m )

## Bedroom 1

11' 3" x 14' ( 3.43m x 4.27m )

## Bedroom 2

8' 4" x 11' 6" ( 2.54m x 3.51m )

## Bedroom 3

7' 6" x 8' 1" ( 2.29m x 2.46m )

## Bathroom

5' 3" x 5' 9" ( 1.60m x 1.75m )

## Agents Note

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

## Agents Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details







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)

To view this property please contact Connells on

**T 01233 622206**  
**E [ashford@connells.co.uk](mailto:ashford@connells.co.uk)**

77 High Street  
 ASHFORD TN24 8SF

Property Ref: ASH408209 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**view this property online [connells.co.uk/Property/ASH408209](http://connells.co.uk/Property/ASH408209)**



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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