

for sale

offers in the region of **£290,000**



## Lees Road Willesborough Ashford TN24 0NN

Connells are delighted to offer to the market this charming two bedroom cottage in a quiet location, featuring off-road parking, a garage, and spacious gardens. Ideal for easy access to local amenities and transport links.



# Lees Road Willesborough Ashford TN24 0NN

## Lounge

11' 5" x 14' 1" ( 3.48m x 4.29m )

## Kitchen/Diner

14' 4" x 12' 3" ( 4.37m x 3.73m )

## Conservatory

8' x 5' 5" ( 2.44m x 1.65m )

## Bedroom 1

10' 8" x 12' 2" ( 3.25m x 3.71m )

## Bedroom 2

11' 2" x 9' 9" ( 3.40m x 2.97m )

## Bathroom

9' 2" x 5' 4" ( 2.79m x 1.63m )

## Agents Note

A right of way exists, please contact the branch for further 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: ASH408227 - 0005

Tenure: Freehold    EPC Rating: C

Council Tax Band: C

**view this property online** [connells.co.uk/Property/ASH408227](http://connells.co.uk/Property/ASH408227)



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.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)