



Birling Road

Ashford, Kent, TN24 8BB



DESCRIPTION

A 3 bedroom mid terrace house close to the centre of Ashford. The accommodation includes an entrance hall, sitting room, kitchen/ diner, conservatory and a bathroom. This property benefits from double glazing, central heating, rear garden with a timber garage /workshop and driveway off road parking. No forward chain.

LOCATION

This property is conveniently situated within walking distance of Ashford Station and Ashford town centre. Ashford provides good amenities including shopping and schools. The M20 motorway is easily accessible at Junction 10.

Guide Price: £265,000

Services: Mains electricity, water, gas and drainage.

Tenure: Freehold

EPC: D (68)

Council Tax: Band B

Broad Band: Superfast/Ultrafast

Flood Risk: Very Low

Mobile Phone Signal: Good





Entrance Hall

Stairs to first floor. Radiator.

Living Room

Radiator. Arched open doorway to kitchen. Radiator. Telephone point.

Kitchen/ Diner

Floor and wall mounted kitchen storage units with ample workspace. 1½ bowl sink with mixer tap and drainer. Space for a fridge freezer. Built in electric oven and 4 burner gas hob with stainless steel recycler and light over. Ceiling spotlights. Space for a dining table. Radiator. Extractor fan. Cupboard housing gas fired boiler.

Conservatory

Timber framed. Power and light.

Stairs to First Floor Landing

Access to roof void. Extractor fan.

Bathroom

White suite comprises low level close coupled wc, panel bath with shower over, pedestal wash hand basin. Local tiling. Towel heater. Extractor fan.

Bedroom

Radiator.

Bedroom

Built in wardrobe cupboard. Radiator.

Bedroom

Radiator.

Outside

The rear garden is fully enclosed and partly laid to lawn with gated pedestrian access to the rear. Paved patio. Outside tap. Timber garage workshop.

To the front a driveway provides off road parking.

Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

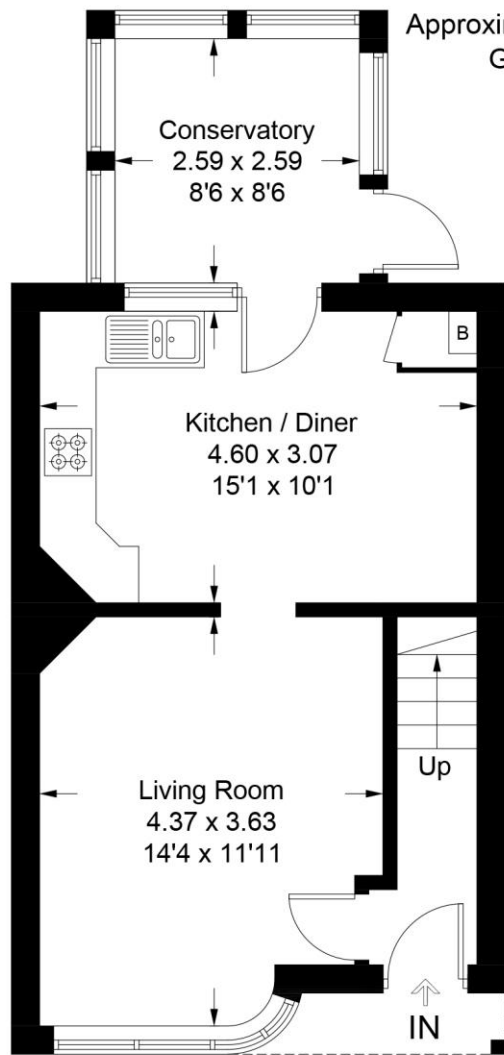
Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.

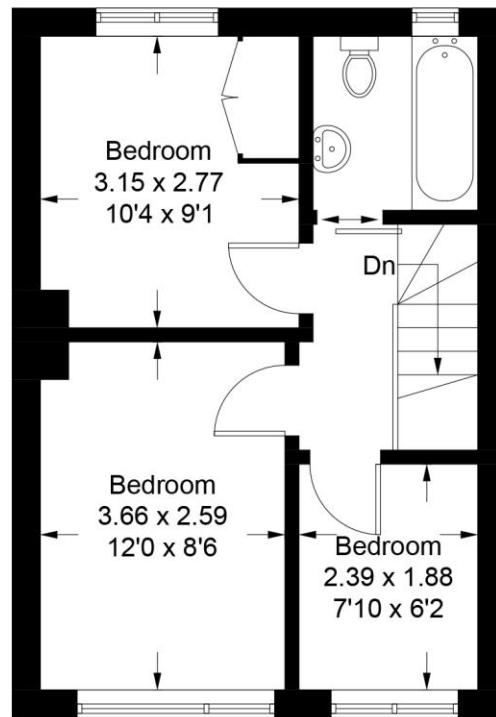




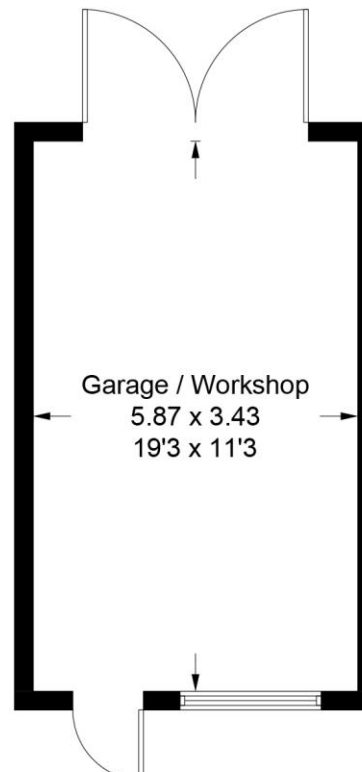




Ground Floor
41.7 sq m / 449 sq ft



First Floor
32.3 sq m / 348 sq ft



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area = 74.0 sq m / 797 sq ft
Garage / Workshop = 20.2 sq m / 217 sq ft
Total = 94.2 sq m / 1014 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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