



Langholm Road

Ashford, Kent TN23



DESCRIPTION

A 3 bedroom terraced house well situated on a no through road in Ashford. The accommodation includes an entrance hall, kitchen diner, sitting room with wood stove and a bathroom. This property benefits from central heating, double glazing and front and rear gardens. A brick paved driveway provides off road parking.

LOCATION

This property is located within walking distance of Ashford International Station, town centre and Victoria Park. The town of Ashford offers a wide range of other amenities including schools and Ashford Designer Outlet shopping centre.

Guide price: £275,000

Services: All mains services connected.

Tenure: Freehold

Council Tax: Band C

Flood Risk: Low

Broad Band: Superfast / Ultrafast

Mobile Phone Signal: Yes

EPC: D (68)

Directions: what3words ///plant.boxing.gates





Entrance Hall

Stairs to First floor.

Kitchen

Floor and wall mounted kitchen storage units with 1½ bowl white ceramic sink and drainer with mixer tap. Tiled splash backs. Integrated electric oven and 4 burner gas hob. Tiled floor. Space for washing machine. Space for dining table. 2 radiators. Open doorway to rear hall.

Rear Hall

Tiled flooring. Under stair storage area. Back door to rear garden.

Living Room

Wood burning stove set into fireplace. Wood effect flooring. Shelving. 2 Radiators.

First Floor Landing

Radiator. Access to roof void.

Bathroom

White suite comprises low level close coupled wc, pedestal wash hand basin, bath with shower spray. Tiled splashbacks. Extractor fan. Towel heater. Ceiling spotlights.

Bedroom

Radiator. Sliding door to built in wardrobe cupboards with rail and shelf. Cupboard door to airing cupboard housing gas fired boiler.

Bedroom

Radiator.

Bedroom

Radiator.

Garden

The rear garden is mostly laid to lawn with shrubs a tree and borders. Timber tool shed with power. Gated pedestrian access to the rear. 2 paved patio areas.

To the front there is a small lawn with a tree and a brick paved driveway providing off road parking for 1 car.

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

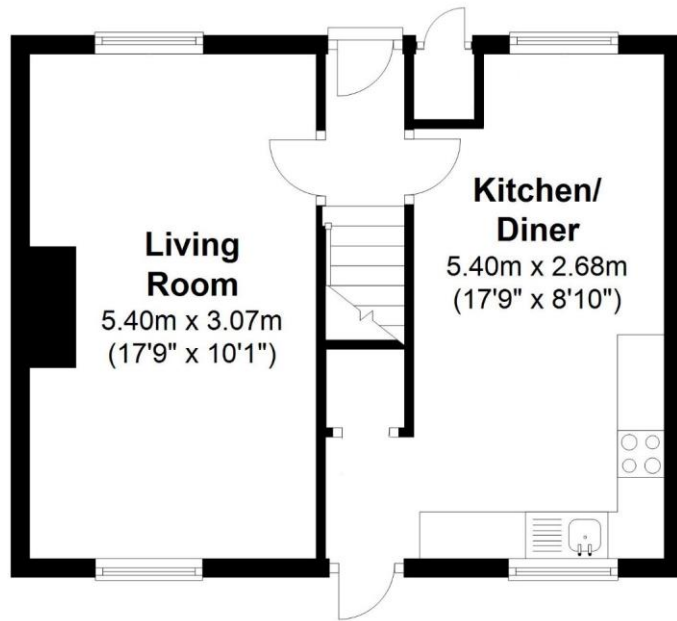
Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.





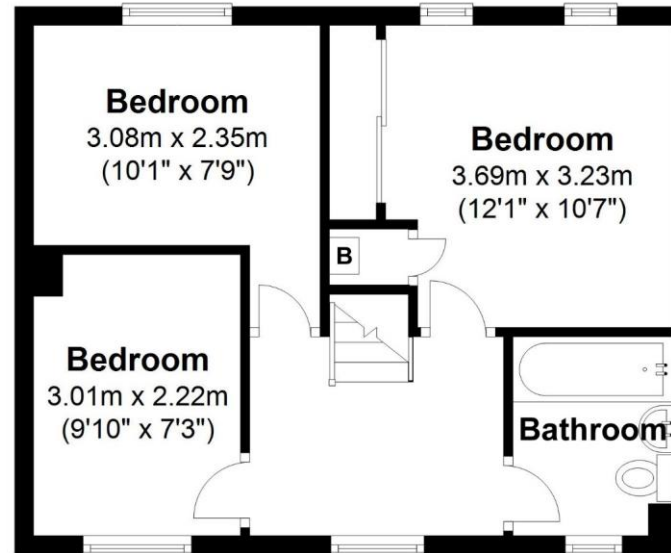
Ground Floor

Approx. 36.7 sq. metres (395.2 sq. feet)




First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 74.2 sq. metres (798.8 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
		
www.EPC4U.COM		



KENT &
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