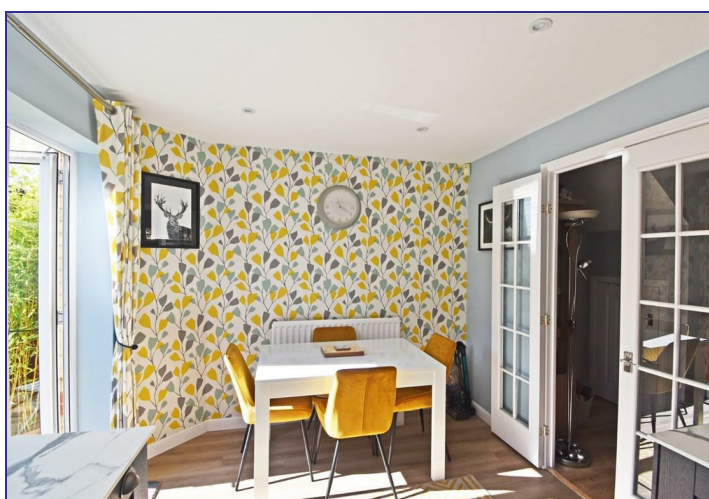**118 Raymond Fuller Way, Kennington, Ashford, TN24 9TB**

Price £310,000

GOULD HARRISON

Attractive well positioned two bedroom semi-detached house in good order throughout. with new fitted kitchen and modern bathroom.
Situated along a private drive this attractive semi-detached house comprises hallway, lounge with oak floor, kitchen/diner, two bedrooms, bathroom, gas central heating with radiators, front and lovely sunny private rear garden with timber garden shed and driveway to side.

Panelled Front Door to: -

Entrance Hall
Radiator, staircase to first floor.

Lounge 14'7 x 12'11 (4.45m x 3.94m)
Oak flooring, TV aerial point, under stairs storage cupboard and casement doors to: -

Kitchen/Dining Room 12'11 x 9'2 (3.94m x 2.79m)
Newly fitted kitchen comprising good range of worktops with sink, drawers and cupboards under, wall cupboards, induction hob with extractor above, low level oven, eye level integrated microwave, space and plumbing for appliances, cupboard housing Ideal gas boiler for central heating and domestic hot water, part tiled walls, UPVC double glazed casement doors to rear terrace and garden.

First Floor:

Landing
Access to loft space which is boarded, with electric light and power.

Bedroom One 12'11 x 12'0 (3.94m x 3.66m)
Two windows to front, range of built in wardrobe cupboards, radiator, airing cupboard. TV point.

Bedroom Two 11'2 x 7'10 (3.40m x 2.39m)
Radiator, TV point, window to rear.

Bathroom 4'11 x 7'6 (1.50m x 2.29m)
Quality white suite comprising panelled bath with mains shower over and glass splash panel, pedestal wash hand basin with mixer tap, low level WC, radiator and attractive ceramic wall tiling.

Outside
The front garden is lawned with hedge to the front and tarmac driveway to side providing parking for two cars and side access to the rear garden, which is approximately 50ft long with paved terrace, lawn, timber garden shed and outside tap.

Council Tax
Ashford Borough Council Band: C.

Services
All main services are connected.