



Glebe Cottage Kingsford Street, Mersham, Ashford, TN25 6PE
Price £325,000

**GOULD
HARRISON**

Detached single storey period cottage requiring modernisation, close to village centre.
Originally built about 1800 as a shepherds cottages with a large detached studio and garage added in keeping in 1992.
This could easily be incorporated into the principle accommodation. Gardens to two sides.



Panelled Front Door to:

Sitting Room 22'11 x 10'2 (6.99m x 3.10m)

Triple aspect UPVC double glazed casement doors to garden, brick fireplace.

Kitchen/Dining Room 20'0 x 9'3 (6.10m x 2.82m)

Stainless steel 1 1/2 bowl sink unit, range of mottled worktops with drawers and cupboards,

wall cupboards, ceramic hob with extractor chimney, double oven, space and plumbing for appliances, tiled floor.

Doors to:

Sun Room 7'10 x 7'5 (2.39m x 2.26m)

Bedroom One 10'4 x 10'2 (3.15m x 3.10m)

Double aspect.

Bathroom

White panelled bath, pedestal wash hand basin and low level WC, local wall tiling.

ANNEXE:

Studio/Potential Bedroom 17'11 x 14'6 (5.46m x 4.42m)

Double aspect, door to:

Shower Room

Raised shower cubicle with tiled surround, low level WC and wash hand basin.

Garage 14'8 x 10'4 (4.47m x 3.15m)

With electric light and power.

Outside

Whilst the garden surrounds the property, the main areas are to either side with mature trees and shrubs.

Tenure

Freehold.

Services

Mains water and electricity.

Council Tax

Ashford Borough Council Band: D.

