



51 Lancaster Close, Hamstreet, Ashford, TN26 2JG

Guide Price £350,000

GOULD
HARRISON

GUIDE PRICE £350,000 - £360,000

A delightful end of terrace home in a popular cul de sac location, just a short walk from the village centre, primary school and Hamstreet mainline station. Arranged over three floors, the well presented accommodation comprises an entrance hall, dining room, kitchen/breakfast room, cloakroom, sitting room/4th bedroom, three principle bedrooms and family bathroom/WC. The rear garden is pleasantly enclosed with the property also benefitting from double glazing and off road parking for two cars.
EPC Rating C (79)



Entrance Hall

Composite casement door, stairs to first floor, door to:

Dining Room 18'5 x 13'3 (5.61m x 4.04m)

Double glazed window to front, radiator, telephone point, downlighters, under stairs storage cupboard.

Cloakroom

Low level WC, Wash basin, localised tiling.

Kitchen/Breakfast Room 9'6 x 13'3 (2.90m x 4.04m)

Double glazed window to rear, radiator, casement door to

rear. Fitted wall and base units, stainless steel sink with mixer tap and drainer units, integrated electric oven, four ring gas hob extractor hood and lighting over, plumbing for washing machine. cupboard housing boiler, downlighters.

First Floor:

Landing

Stairs to second floor, doors to:

Sitting Room/4th Bedroom 11'8 x 13'3 (3.56m x 4.04m)

Double glazed window to front, radiator.

Bedroom Three 16'4 x 6'7 (4.98m x 2.01m)

Double glazed window to front, radiator, built in wardrobe.

Second Floor:

Landing

Doors to:

Bedroom One 13'2 x 13'3 (4.01m x 4.04m)

Double glazed to front, radiator, built in wardrobes.

Bedroom Two 11'2 x 13'3 (3.40m x 4.04m)

Double glazed window to rear, radiator.

Bathroom/WC

Modern white suite comprising a panelled bath with mixer tap and mains shower over, low level WC, pedestal hand basin, localised tiling, extractor fan.

Rear Garden

Pleasantly enclosed outside space with composite decking and laid lawn, partly walled surround, wood built shed, outside lighting.

Driveway

Providing off road parking for two cars.

Tenure

Freehold

Services

Mains water, drainage and electric.
LPG gas.

Council Tax

Ashford Borough Council Tax Band: D.

