



30 William Road, Ashford, Kent, TN23 7UU

Price £325,000

**GOULD  
HARRISON**



An immaculately presented terraced home just a short walk from Ashford International Station and town centre.

This thoughtfully modernised home comprises an entrance hall, sitting room, dining room, fitted kitchen, ground floor bathroom, three bedrooms and first floor shower room/WC.

To the rear is a most attractive garden with a detached studio with power, lighting and under floor heating. The property also benefits from gas central heating, double glazing and off road parking.



#### **Solid wooden Casement Door**

Through to:

#### **Hallway**

Stairs to first floor, radiator, doors to:

#### **Sitting Room 10'5 x 12'5 (3.18m x 3.78m)**

Double glazed bay window to front with fitted blinds, TV aerial and telephone points, radiator, picture rail.

#### **Dining Room 11'1 x 11'11 (3.38m x 3.63m)**

Tiled floor, under stairs cupboard, contemporary style radiator.

#### **Ground Floor Bathroom 8'9 x 5'9 (2.67m x 1.75m)**

Tiled flooring, modern white suite comprising panelled bath with chrome mixer tap and shower attachment, glazed screen, tiled walls chrome heated towel rail, wash basin inset vanity unit with cupboard underneath, low level WC, coved ceiling.

#### **Kitchen 13'7 x 8'3 (4.14m x 2.51m)**

Fitted wall and base units, stainless steel sink with mixer tap and drainer unit, four ring gas hob with stainless steel surround, extractor hood and lighting above, plumbing and space for washing machine, dual aspect double glazed windows, modern Worcester Bosch gas boiler.

#### **First Floor:**

#### **Landing**

Dado rail, cupboard going over the stairs, loft access, doors to:

#### **Bedroom One 10'6 x 13'11 into chimney recess (3.20m x 4.24m into chimney recess)**

Double glazed window to front with fitted blinds, radiator, feature fireplace.

#### **Bedroom Two 8'7 x 11'11 (2.62m x 3.63m)**

Double glazed window to rear, radiator.

#### **Bedroom Three 8'5 x 6'9 (2.57m x 2.06m)**

Double glazed casement windows with fitted blinds to rear, radiator.

#### **Shower Room**

Shower cubicle with mains shower, tiled surround and walls, chrome heated towel rail, low level WC, frosted double glazed window to side, corner wash basin.

#### **Garden**

A beautiful rear garden with a recently laid patio, laid lawn, mature flowers, shrubs and established borders, panel enclosed fencing. At the end of the rear garden is a large studio, ideal for a home office with under floor heating, power and lighting and bi-folding doors.

#### **Services**

All main services are connected.

#### **Council Tax**

Ashford Borough Council Band: B

#### **Tenure**

Freehold.

