



15 Manorfield, Ashford, Kent, TN23 5YW

Price £215,000

**GOULD  
HARRISON**

A wonderful attached starter home in the popular Singleton area, offered for sale with no onward chain.

The property comprises a sitting room, double glazed conservatory, kitchen and bathroom/WC. The enclosed and private garden is particularly generous for this type of property and further benefits include gas central heating, double glazing and allocated parking.



### Entrance Door

### Sitting Room 15'7 x 46'7 (4.75m x 14.20m)

Dual aspect with double glazed window to front, radiator, stairs to first floor.

### Kitchen 6'5 x 6'4 (1.96m x 1.93m)

Double glazed window to front, radiator, fitted wall and base units, stainless steel sink with mixer tap and drainer unit. electric oven, four ring electric hob with extractor hood and lighting over, plumbing and space for washing machine, localised tiling.

### Conservatory 11'3 x 8'11 (3.43m x 2.72m)

Double glazed with French doors opening to the garden.

### First Floor

### Bedroom One 13'8 x 10'10 (4.17m x 3.30m)

Dual aspect double glazed windows, radiator.

### Bathroom 6'7 x 5'6 (2.01m x 1.68m)

Modern white suite comprising a panelled bath with

mixer tap and shower attachment, mains shower over, wall mounted hand basin, low level WC, chrome heated towel rail, double glazed window to front.

### Garden

A generous and pleasantly enclosed space to the front and side of the property, mainly laid to lawn with panelled enclosed fencing, mature shrubs and wood built shed.

### Allocated Parking

To the rear of the property.

### Tenure

Freehold.

### Services

All mains services connected.

### Council Tax

Ashford Borough Council Tax Band: A.

