



34 High Street, Wye, Ashford, TN25 5AL
Price £475,000

GOULD
HARRISON

A unique and spacious terraced home in a central village location, just a short walk from local shops, schools and mainline station. Grade II listed and in the conservation area, the property comprises an entrance hall, cloakroom, kitchen, two generous reception rooms and three bedrooms, all en suite. Characterful exposed timbers can be found throughout along with sash windows, gas central heating and a private, enclosed garden to rear. Offered for sale with no onward chain.



Grade II Listed

TR 0446 0546 WYE HIGH STREET (south side)

8/254 No. 34

GV II

House and shop. C18, altered C19/C20. Painted brick with plain tiled roof. Two storeys, with modillion bracketed eaves to roof with stacks to rear. Two sashes on 1st floor and plate glass shop front over whole ground floor, with central glazed door with fanlight. Four panelled door to end right with rectangular fanlight. Included for group value.

Listing NGR: TR0553946791

Hallway

Doors to:

Reception Room

Obscure glazed windows and door to front, radiator.

Cloakroom 5'1 x 3'7 (1.55m x 1.09m)

Kitchen 14'11 x 7'6 (4.55m x 2.29m)

Fitted wall and base units with glass fronted display cabinets, electric oven, four ring gas hob, plumbing and space for washing machine, dual stainless steel sink with mixer tap and drainer unit.

Sitting Room 12'2 x 10'8 (3.71m x 3.25m)

Windows to rear, radiator, casement door opening to stairs to first floor, radiator.

First Floor:

Landing

Loft access, doors to:

Bedroom One 13'3 x 11'4 (4.04m x 3.45m)

Window to rear, radiator.

En Suite Shower Room 7'0 x 4'10 (2.13m x 1.47m)

Raised shower cubicle with glazed screen housing electric shower, low level WC, pedestal hand basin, extractor fan, radiator.

Bedroom Two 11'2 x 12'5 (3.40m x 3.78m)

Window to front, radiator, door to:

En Suite Shower Room

Raised shower cubicle with glazed screen housing electric shower, low level WC, pedestal hand basin, extractor fan, radiator.

Bedroom Three 13'9 x 9'8 (4.19m x 2.95m)

Window to front, loft access, radiator, door to:

En Suite Shower Room

Raised shower cubicle with glazed screen housing electric shower, low level WC, pedestal hand basin, extractor fan, radiator.

Garden

Pleasantly enclosed rear garden with a partly walled surround, mainly laid to lawn with brick paved area, mature shrubs and trees, rear gated access and timber garden shed.

Tenure

Freehold.

Services

All mains services connected.

Council Tax

Ashford Borough Council Band: C.

