



2 Monument Terrace Ruckinge Road, Bilsington, Ashford, TN25 7JX

Offers In Excess Of £270,000

**GOULD
HARRISON**

A most attractive terraced cottage in the popular village of Bilsington, offered for sale with no onward chain. This lovely home comprises a cosy sitting room with wood burning stove, kitchen, two bedrooms and first floor shower room/WC. A brick outbuilding to the rear provides a large utility and sits in the generous garden. Double glazing and oil fired central heating are installed whilst the handy amenities of Hamstreet can be found just 2.5 miles away with local schools, shops and mainline station.



Wooden Casement Door

Through to:

Sitting Room 13'11 x 12'0 (4.24m x 3.66m)

Double glazed window to front, wooden flooring, radiator, brick built fireplace housing wood burning stove, stairs to first floor with storage space beneath, door through to:

Kitchen 13'11 x 9'10 (4.24m x 3.00m)

Double glazed casement door and window to rear, tiled floor covering, fitted wall and base units, four ring

induction hob with extractor hood and lighting above, Belfast sink with mixer tap, eye level electric oven.

First Floor:

Landing

Doors to:

Bedroom One 12'5 x 9'6 (3.78m x 2.90m)

Double glazed window to front, loft hatch, radiator, built in wardrobes, feature fireplace.

Bedroom Two 10'6 x 6'3 (3.20m x 1.91m)

Double glazed window to rear, radiator.

Shower Room

Walk in shower cubicle housing mains shower, low level WC, vanity unit with wash basin inset and chrome mixer tap, storage beneath, radiator, double glazed window to rear, airing cupboard housing immersion tank, chrome heated towel rail.

Utility Room/Outbuilding

Sink with mixer tap, plumbing and space for washing machine.

Rear Garden

Mature flowers, shrubs and trees, paved patio seating area, large wood built shed, oil tank, outside lighting and cold water tap.

Right of Way at the rear of the property.

Tenure

Freehold.

Services

Mains water, electricity and drainage. Oil fired central heating.

Council Tax

Ashford Borough Council Band: C.

