



22 Christchurch Road, Ashford, Kent, TN23 7XB

Price £285,000

GOULD
HARRISON

Attractive terraced home in a popular residential setting, just a few minutes walk from Ashford mainline station, town centre and Victoria Park. The property comprises an entrance hall, sitting room, dining room, kitchen, ground floor bathroom and three bedrooms. A new boiler was installed in 2024 whilst the property also enjoys double glazing and a very generous garden to the rear. Offered for sale with no onward chain.



Entrance Hall

Stairs to first floor, doors to:

Sitting Room 13'4 x 10'9 (4.06m x 3.28m)

Double glazed bay window to front, feature fireplace with tiled surround.

Dining Room 11'6 x 11'9 (3.51m x 3.58m)

Double glazed window to rear, under stairs storage cupboard.

Kitchen 9'10 x 7'10 (3.00m x 2.39m)

Double glazed window to side, fitted wall and base

units, stainless steel sink with mixer tap and drainer unit, space for oven, space and plumbing for appliances.

Rear Lobby

Casement door to side, door through to:

Downstairs Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal hand basin, tiled flooring, double glazed window to rear, radiator, low ceiling.

First Floor:

Landing

Doors to:

Bedroom One 14'7 max x 11'6 (4.45m max x 3.51m)

Double glazed window to front, built in wardrobe cupboards.

Bedroom Two 11'10 x 7'4 (3.61m x 2.24m)

Double glazed window to rear, built in wardrobe cupboards.

Bedroom Three 7'11 x 9'8 (2.41m x 2.95m)

Double glazed window to rear, airing cupboard housing immersion tank.

Rear Garden

Right of Way.

A generous outside space which is mainly laid to lawn and mature flowers and shrubs.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band B.

