



Wagtail Walk,
Ashford,
TN25 7GE

£300,000 Offers in excess of



Perched within a quiet walk-through of the popular Finberry village is this modern two bedroom end of terrace home! Behind the homes tidy, well kept facade, is a welcoming home that has been very well looked after in our opinion by the current owners.

It's known that there are many different styles and layouts of these two bedrooms on the popular development, some offering more than others – This home is set in an enclave of just a number of similar style homes, with green frontage idea for young children! - Come on inside, through the front door and discover what all the fuss is about!

The village of Finberry itself boasts the fantastic Finberry Primary School as well many local amenities all within walking distance. You will also have plenty of picturesque walks around the lakes, field and woodland all at your fingertips.



The reason we feel this particular home stands out from the rest is it's handy layout, with separate comfortable lounge, flooded with natural light thanks to the those lovely place windows, as well as private rear dining/kitchen room offering space for a table, giving you the chance to shut the door and keep the rooms separate! The kitchen boasts the ideal location for table & chairs to sit and enjoy your meal or simply unwind. As you would expect the integrated appliances as standard through out. The room is flooded with light due to the patio door and window about the kitchen sink! There's also a handy downstairs w/c with a wash basin included as well as a under stairs storage cupboard, ideal to throw away those boots and coats whilst the weather is kind!

The stairs rise from the lounge, you will find upstairs two large double bedrooms, easily accommodating large double beds– this home also offers an equally large four piece sized bathroom, with separate shower, separate bath, W/C & Wash hand basin. Within the master bedroom is ample in floor space, as well as inbuilt storage too, equally as generous is the second bedroom, with yet another cupboard and suitable for a large double bed. Externally, the rear garden is well sized and spaced with a decent sized artificial lawn area and equally large patio space. The garden patio leads to a side gate, where you will discover the two parking spaces. The garden boasts a well built out-building currently used as a further utility area with a fenced boundary.

Location - The village of Finberry itself boasts the fantastic Finberry Primary School as well many local amenities all within walking distance. You will also have plenty of picturesque walks around the lakes, field and woodland all at your fingertips. Finberry boasts two wonderful play parks to keep the little ones occupied on those sunny days. Local bus routes run within a short walk from the home and the M20 motorway is only a short drive away. Finally, you are only a stones throw from Ashford International Station which boasts the world renowned Eurostar train to Paris, France as well as the HS One service which runs to London St Pancras station in just 38 minutes.”

Call Hunters, sole agents on to arrange your viewing now!



Tenure: Freehold
 Council Tax Band: C

- Well presented 2 bedroom, end of terrace home
- No forward chain complications
- 2 Spacious double bedrooms, both offering storage
- Found in a quiet setting, with well kept communal frontage
- 2 Allocated spaces to the rear providing off road parking
- Well built external out-building offering utility area
- Kitchen/diner to the rear of the home with built in appliances
- Four piece family bath suite
- Large separate family lounge
- EPC: B, Council Tax Band: C - Estate fee's approx £380.00 per annum (TBV)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.