



Glover Road,  
Ashford,  
TN24 0RS

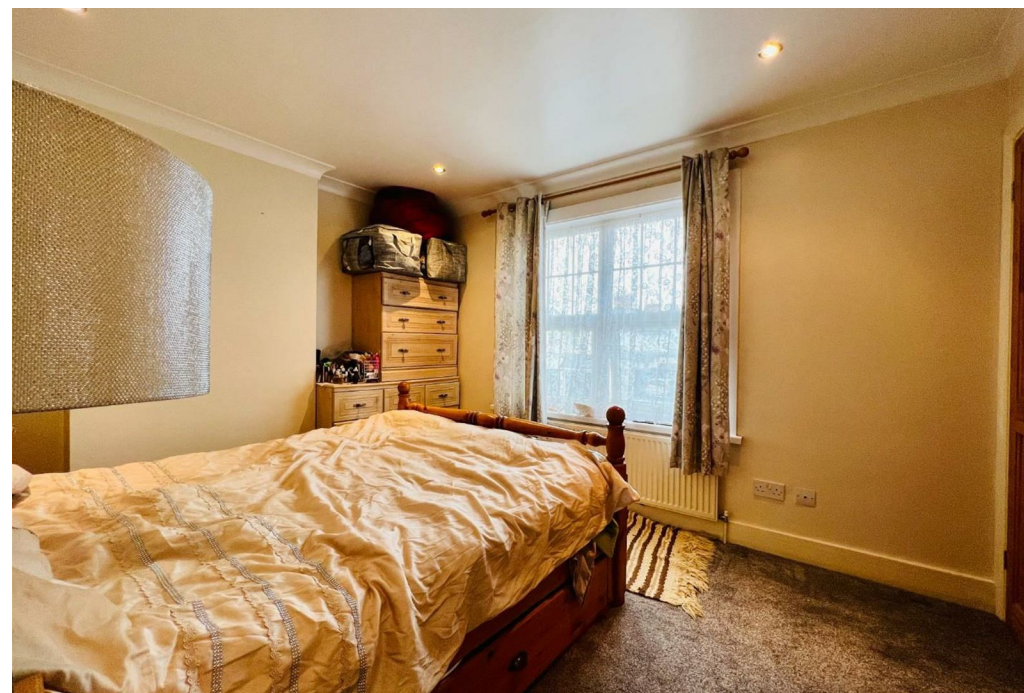
£285,000 OIEO



*Situated within the well regarded Glover Road in Willesborough, lies this well cared for two-bedroom semi-detached home dating back to the early 1900's offering a perfect balance of those looking to get on the ladder and being in touch of all great transport links that Ashford has to offer.*

*It's known that there are many different styles and layouts of these 2 bedrooms homes, some offering more than others - That is certainly true here. Come on inside, through the front door and discover what all the fuss is about! The home offers off street parking to front, as well as the traditionally well sized garden that those expect from this style house + an out-building that could be converted to a garage STPP too!*

*Willesborough is within reach of lots of local shops, restaurants, take aways, beauticians, a doctors' surgery, churches and halls as well as the town centre and international train station not being far away by car or public transport. Up the road is "The Hooden Smokehouse and Cellar" which a popular eatery. Willesborough is close to Junction 10 of the M20, allowing easy access to Ashford International Train (only a short walk to Ashford International/ & The Town Centre*



**Internally, the layout consists of a large open plan reception room that has been opened up to create a really lovely space. There's a chimney, adding an option for a log burner within the fire place, as well as a charming bay window to front, flooding the front room with natural light, in-keeping with the properties age. Beyond the lounge is the long galley style kitchen often found in homes of this age. The kitchen offers plenty of wall and base units & plenty of food preparation space.**

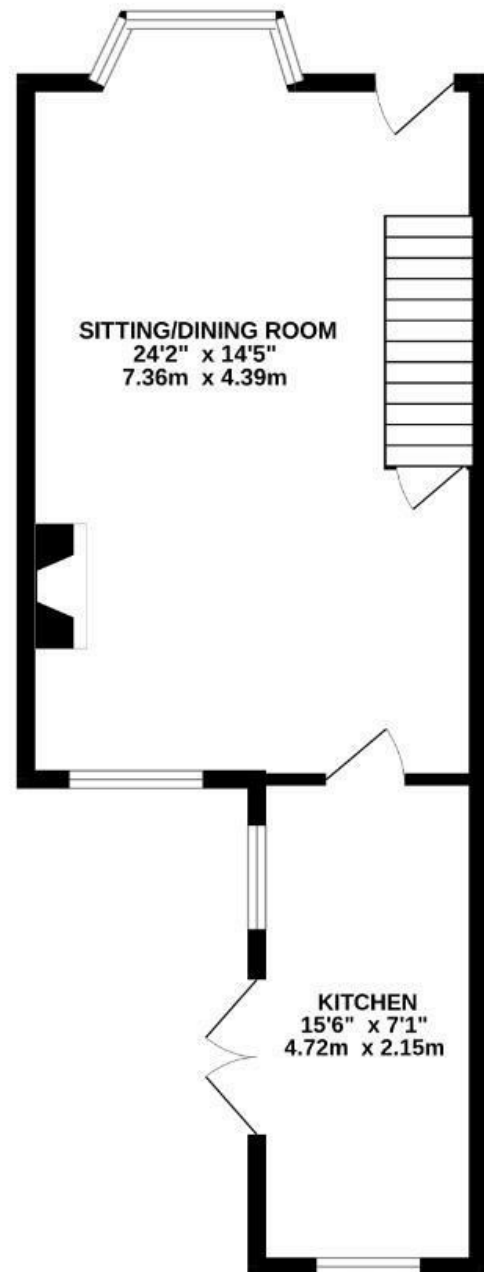
**Climb the stairs and discover the two well proportioned double bedrooms that are on offer. The master lies at the front of the home, and is ample in floorspace, whilst offering further built in storage space, to eliminate the need for any free standing furniture, allowing the room to hold the largest of beds. Across the hall you'll find bedroom 2, again a well sized double bedroom that allows you to take sight of the rear garden. Some of these homes have seen the bathroom relocated, but here, it's in its rightful place, upstairs! Servicing both beds 1 & 2 is a modest bath suite, with shower over bath, wash hand basin & W/C.**

**Externally, the home offers a usable laned area, with patio doors that lead from the kitchen/breakfast room where you can pop a table and chairs on the patio and enjoy the summer sun. Why not make the most of the garden, as there is scope to extend, or someone with imagination to enhance the current out-building into a permanent garage structure, or add further living space STPP, the choice is yours!**

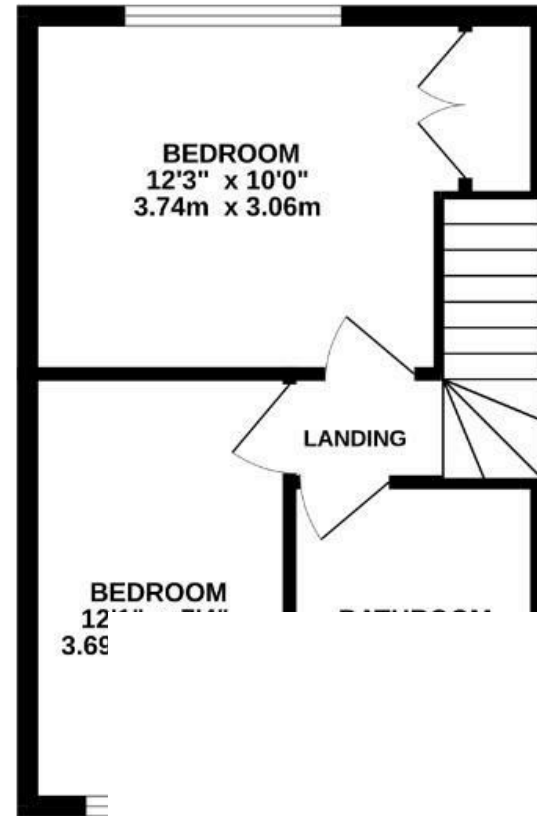
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**All mains services are connected, but none have been tested by the agent.  
Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)  
Average Broadband Speed: 68mb Superfast :1000mb Ultrafast :1000mb**

GROUND FLOOR



1ST FLOOR



Tenure: Freehold  
Council Tax Band: B

- Charming 2 Bedroom, Semi detached home
- Dating back to the early 1900's offering scope & character throughout
- Large driveway providing parking for 2 vehicles
- Large open plan lounge/diner to front of the home
- Galley style kitchen to rear of the property
- Two double bedrooms and bathroom upstairs
- Popular Willesborough location within walking distance to local Shops
- Possibility to extend STPP
- Council Tax Band: C, EPC Rating; D (67)
- Early viewings recommended

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) 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>		
<b>England &amp; Wales</b>	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.