



Eastern Avenue,
Ashford,
TN23 1LR

£325,000 OIRO



A unique refurbishment opportunity located within Ashford, close to the Town Centre & International Railway Station. Here you will find a detached bungalow, with detached barn and a number of useful out-buildings for re-development. Being located a short walk from the town, this is an ideal opportunity for the right buyer, to take on this project which could potentially offer further extension options, whilst refurbishing.

Eastern Avenue is in central Ashford, a short walk to the town centre, train station and several convenience stores. Some of the most appealing features for those relocating to Ashford include the fact that Ashford is well-connected in terms of transportation. It has a high-speed train service that provides easy access to London in under 40 minutes, making it a popular choice for commuters.

Additionally, it is situated near major roadways (primarily the M20), making it convenient for both local travel, trips to other parts of the UK and the coastline. The surrounding countryside is picturesque and offers numerous opportunities for outdoor activities such as hiking, cycling, and exploring the Kent Downs, an Area of Outstanding Natural Beauty. The nearby North Downs Way provides stunning landscapes and scenic trails. Ashford is home to the Ashford Designer Outlet, boasting a wide range of high-end brands at discounted prices – a paradise for fashion enthusiasts.

The town has a rich history, and you can explore historical sites such as the St. Mary the Virgin Church and Willesborough Windmill. The town's heritage is also reflected in its architecture and cultural events. The town is well catered for in educational institutions, both in the state and private sector, including grammar schools and an expanding college. The town has undergone significant development and improvement projects in recent years, including infrastructure enhancements and revitalized public spaces, making it a more modern and convenient place to live.

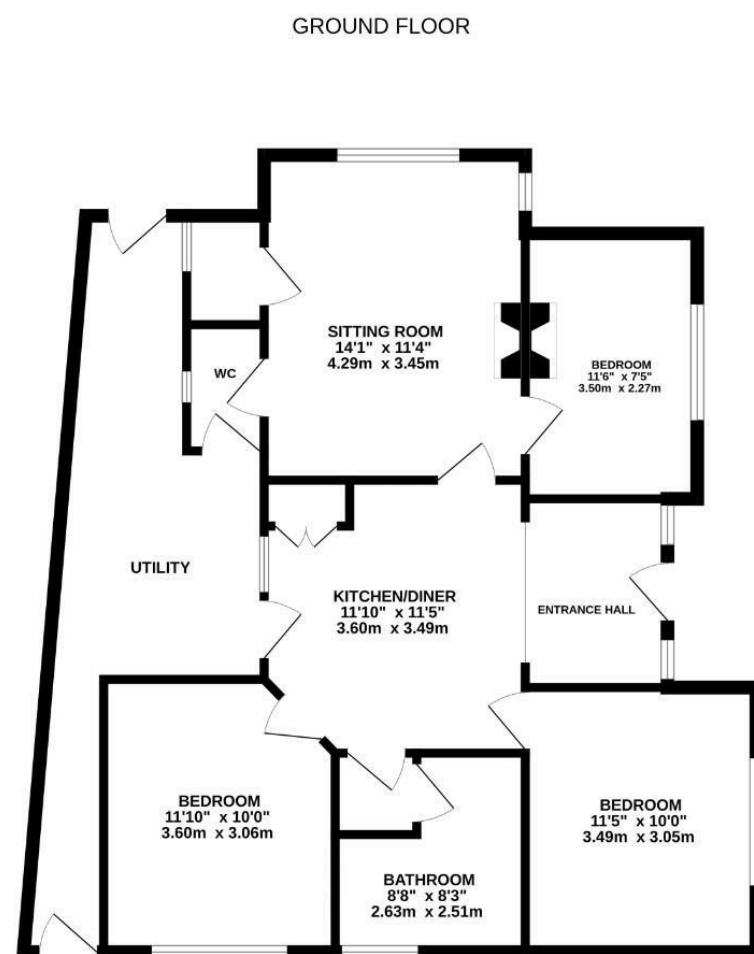


EXCITING DEVELOPMENT/REFURBISHMENT OPPORTUNITY

A detached 3 bedroom bungalow located within a central position in Ashford with a large plot, work-shop & detached barn ideal for replacement/refurbishment STPP. Being position a short walk from Town & The Ashford International Highspeed station is this unique opportunity to improve this property, either as an investment, or residential dwelling.

Offering both a workshop approx '40x18ft' & a detached barn, both now in need of restoration - We encourage all buyers to seek nessacery information from the Ashford Planning Department. At current; the bungalow consists of an entrance hall, with 3 bedrooms, a reception room to rear of the home with an inner kitchen/diner, a separate bathroom and further w/c. There is also a garage/shed & an out-building/green-house within the plot, which stretches to an approx 362 sqm, the bungalow itself is approx 76 sqm.

The home is found on Eastern Avenue, which is located within the centre of Ashford, a short walk into the centre of the town itself which offers a vast range of leisure facilities with shops, cafes and restaurants. Ashford International train station is within walking distance and provides regular high-speed services to London in 38 minutes. The property is also well-served with other good transport links with bus services and the M20 motorway providing fast access to the Channel Tunnel and the port of Dover.



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 is given to their operability or efficiency can be given.
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- **** Refurbishment opportunity ****
- Offers vast potential as an investment or residential property
- A 3 bedroom, detached bungalow in Central Ashford requiring updating
- Parking provided by driveway
- Ideal town centre location, 2 minute walk into town
- Two separate titles being sold: REF: K70156, & 2.) K131763
- Garden, work-shop & detached barn to rear of home
- Multiple out-buildings with further potential post repair & works STPP
- All mains services are connected, none tested by agent
- EPC Rating: E (45) Council Tax Band: D

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.