



Manorfield,
Ashford,
TN23 5YW

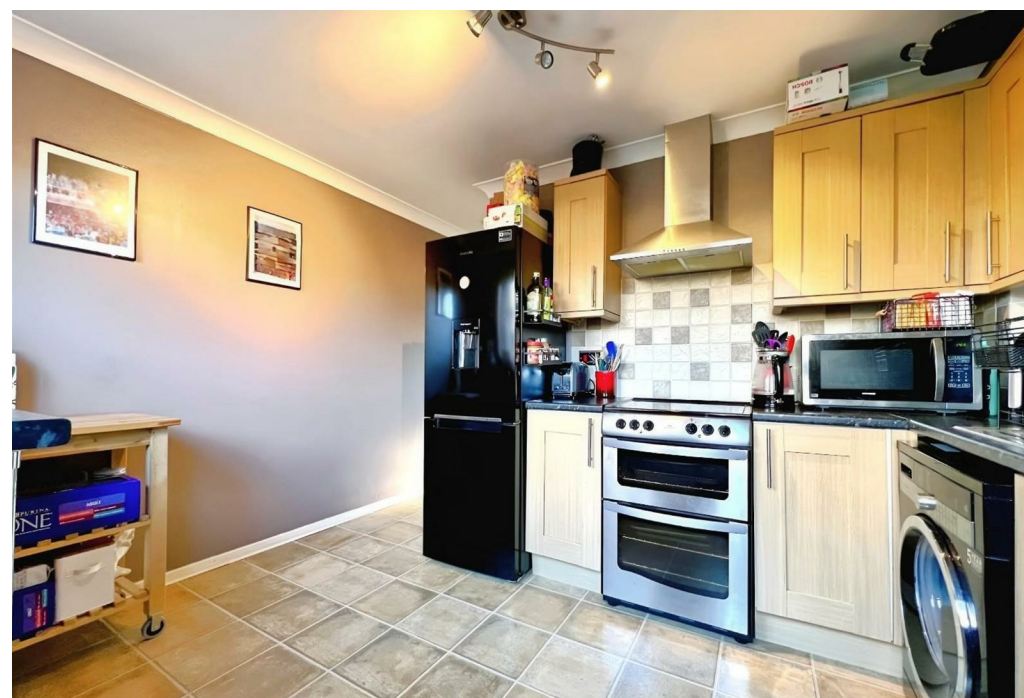
£240,000



Calling all first time buyers... A spacious two bedroom mid-terrace home, found in the sought after location of Singleton, offering plenty of space for a growing family, with allocated parking, a rear kitchen-diner, as well as garden for the children.

You'll find a pathway leading to a well kept frontage and entrance to the home, as well as offering allocated parking to the rear. The homes layout compromises a large living area with dining space, leading through to the kitchen. The kitchen boasts an array of wall and base units, along with a breakfast bar, with space for other free standing appliances and a picture window overlooking the well kept rear garden.

From the living area you will find the staircase leads to the first floor - where there are two ample sized bedrooms as well as the family bathroom. The master bedroom is a good size double, with the second bedroom over looking the rear garden. Both rooms are serviced by the family bathroom, consisting of bath with overhead shower, W/C and wash hand basin.



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The rear garden has a small patio area to the front and rear, offering fence boundaries, with a large laid to lawn area. To the rear, the garden boasts a shed, great for all those gardening tools and a seating area to enjoy those hot summer days. There is a gate where you will find allocated parking and a great access point for any large deliveries.

The property is located in the popular area of Singleton and is within walking distance to Singleton lakes and also a range of amenities including Outstanding OFSTED rated Great Chart Primary School, parade of local shops, regular bus service, Doctors surgery, the local environment centre and Singleton Barn public house. The property is within a short drive to the international station with high-speed service to London St Pancras in 37 minutes.

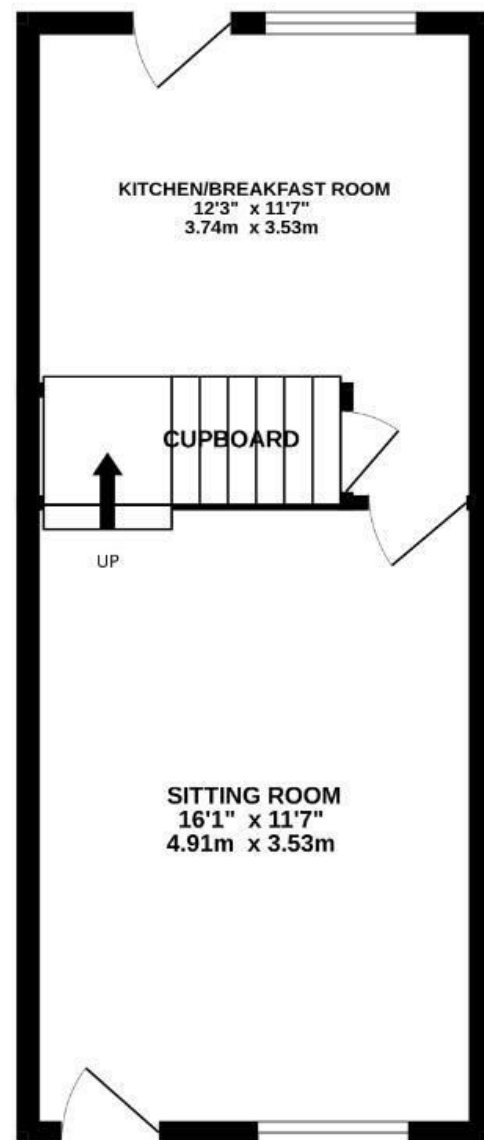
Please call Hunters, sole agents on 01233 613613 to arrange your viewing now.

All mains services are connected, but none have been tested by the agent.

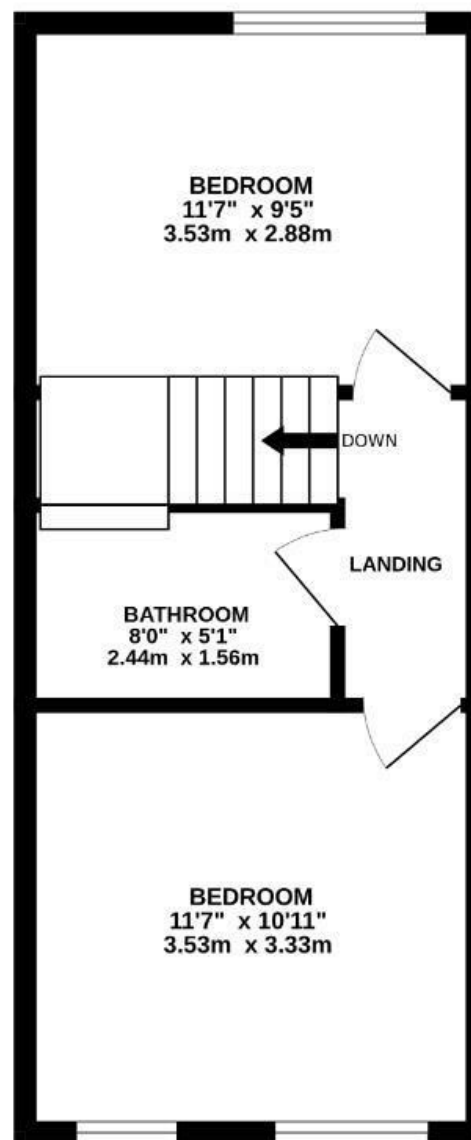
Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Average Broadband Speed: 3mb Basic 68mb Superfast 1000mb Ultrafast 1000mb Overall

GROUND FLOOR



1ST FLOOR



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 as to their operability or efficiency can be given.
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Tenure: Freehold
Council Tax Band: B

- A well presented, 2 Bedroom-mid terrace home
- An ideal first time buy or investment property
- Allocated parking to the rear of the home (visitor bays near-by)
- Large open-plan lounge to front of the home
- Rear kitchen/dining room with doors leading into garden
- Two generous double bedrooms
- Family bathroom servicing both bedrooms 1 & 2
- Mainly laid to lawn rear garden with rear access
- Located in the popular Singleton area of Ashford
- EPC Rating: D, Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.