



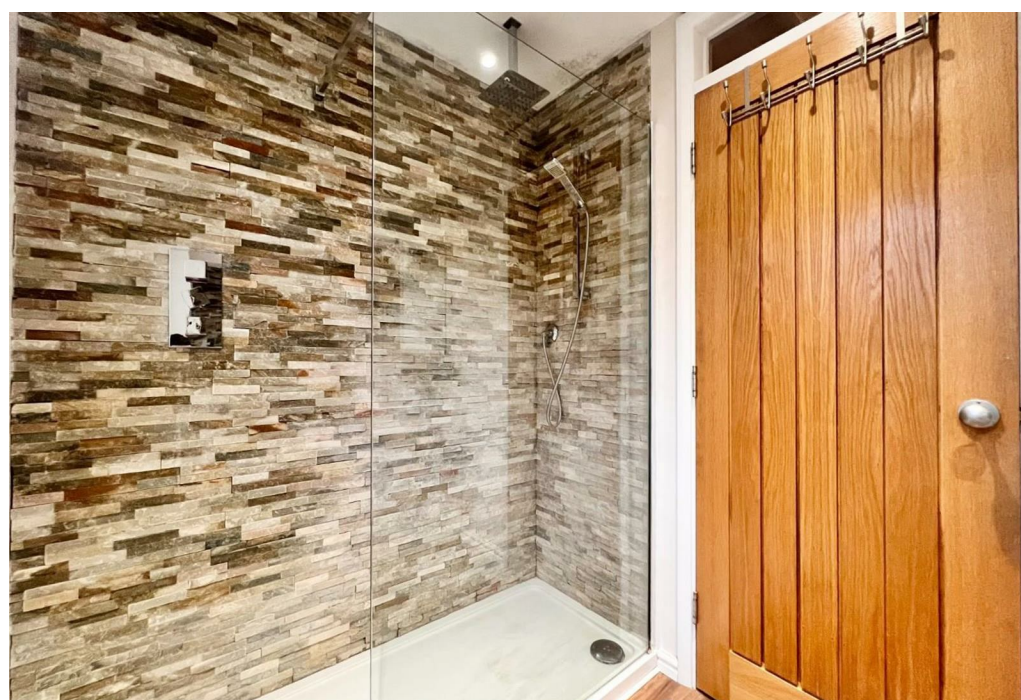
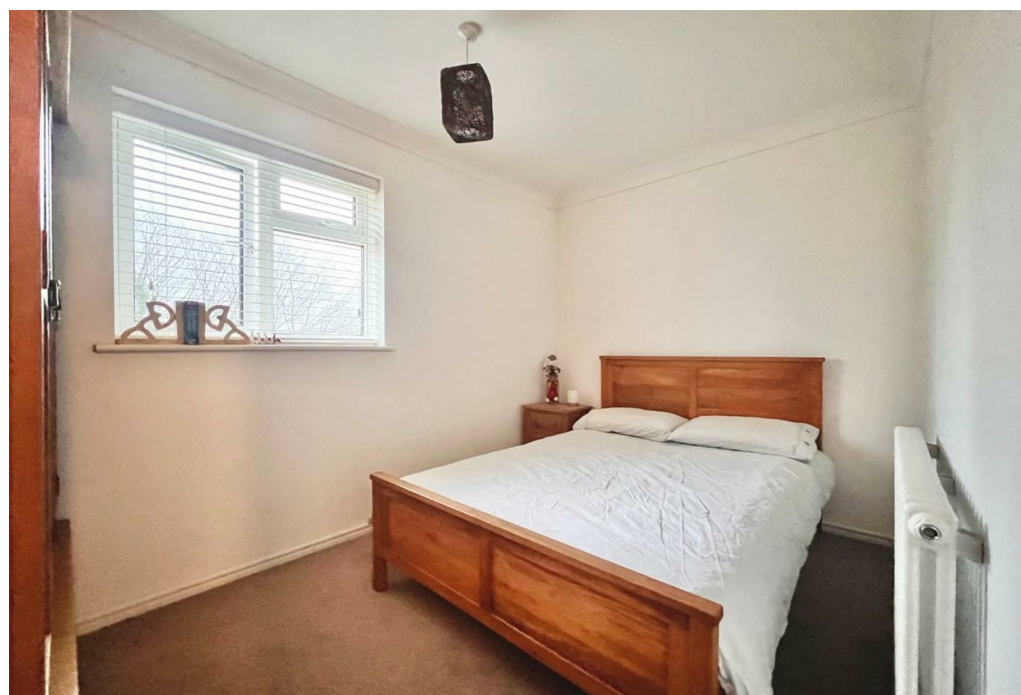
Falcon Way,
Ashford,
TN23 5UP

£270,000



A delightful example, of a well kept, 2 bedroom end of terrace home - Located in a quiet cul-de-sac within Singleton. The location provides ease of access to a number of local schools and amenities found near-by as well as offering good road links to the M20 & Also the Ashford International Train Station.

Where am I? This ideal starter home is located within the popular Singleton Farm area of Ashford. Ashford has plenty to offer with local shops, supermarkets, restaurants, take aways, hairdressers and beauticians, garden centres, a multiplex cinema and health clubs at both Junction 9 of the M20 and at the Historic Eastwell Manor. Ashford International operates the High Speed Service with services to Ebbsfleet International, Stratford International and London St Pancras within just 38 minutes

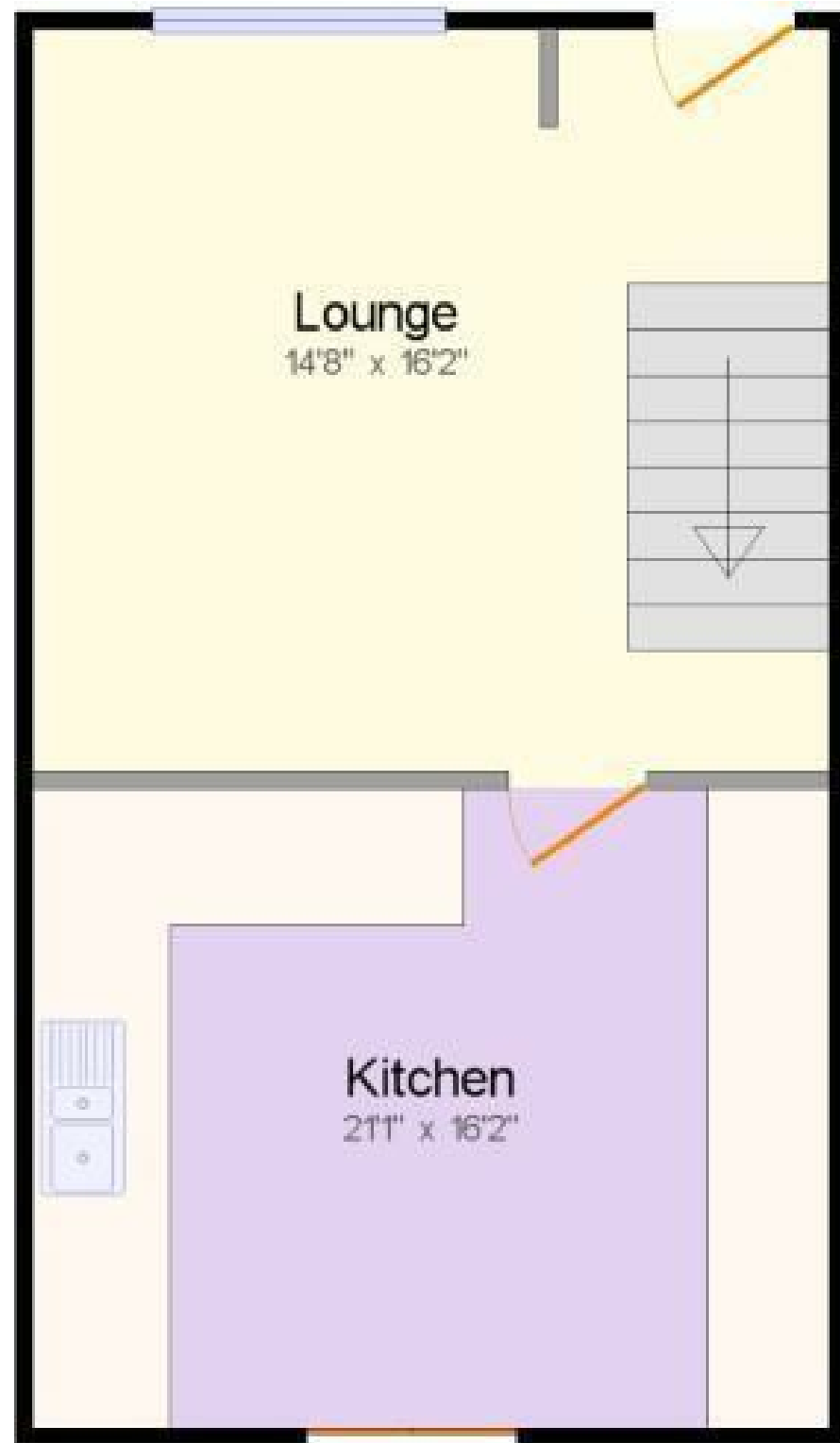


The current owners has maintained, and improved the property meticulously over the years, with a modern kitchen, eye catching walk in shower room as well as a delightful through lounge/diner to name a few of it's benefits. The lounge is comfortable, and well lit thanks to that large picture window to its front elevation. You'll find space for a reception suite, as well as a dining room table and chairs. To the rear of the home, is a stylish modern kitchen area, with gloss-white wall and base hung cabinetry, with oak work surfaces and sunken butlers sink, finished well with sliding patio doors that lead you out into the rear garden. The ground floors accommodation is finished well, with a handy storage cupboard, ideal to store those boots & coats.

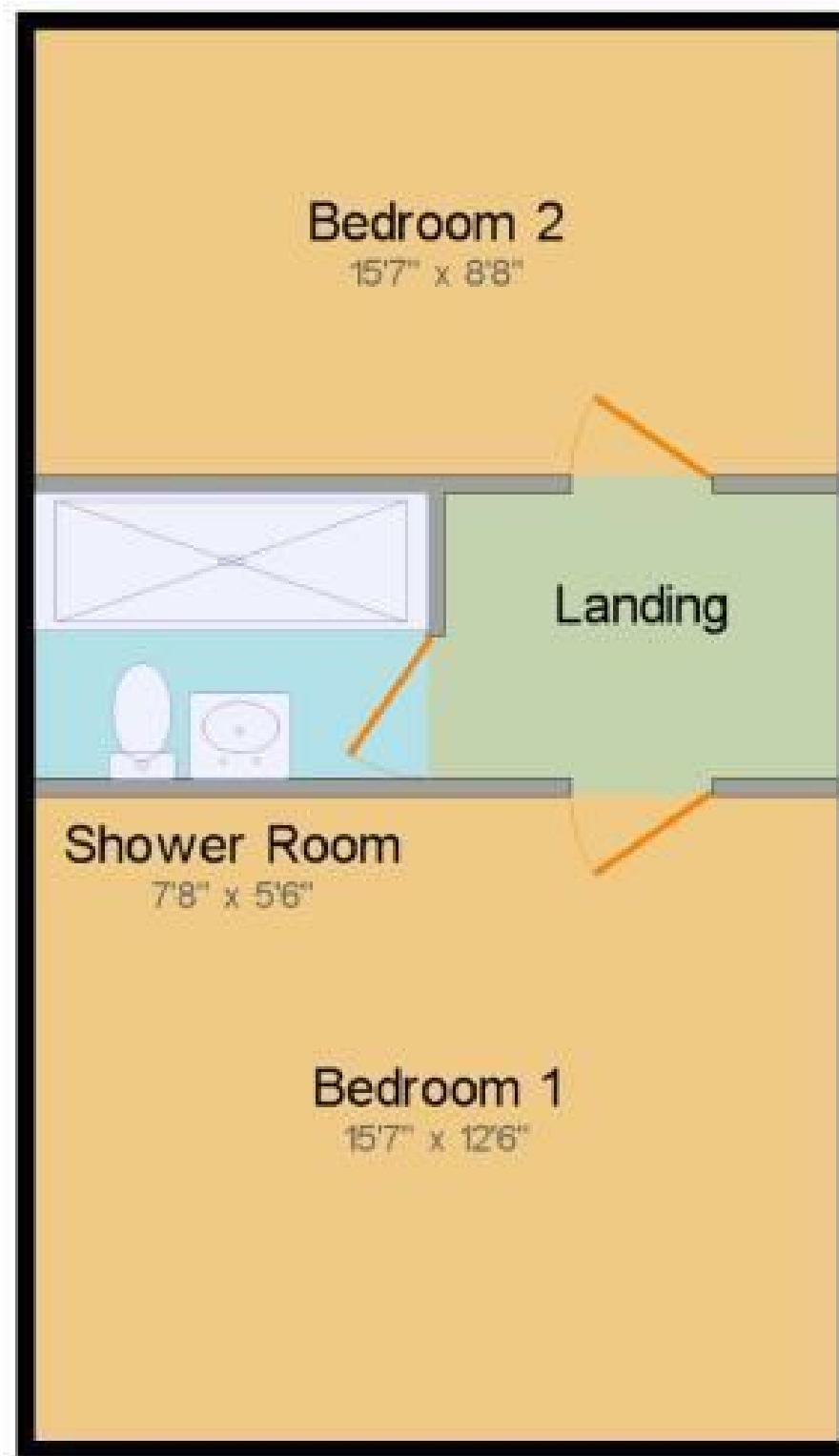
The stairs rise via the reception room, where you'll find a small landing, and access to both the principal bedroom, modern walk in shower-suite & W/C + 2nd bedroom. Both bedrooms are generous double rooms, with the principal overlooking the rear garden. No expense has been spared when updating the sanitary-ware here. With a stunning walk in shower, modern vanity unit, wash hand basin & W/C.

Externally, the home boasts a modest sized garden for these ideal starter homes, as well as offering off street parking to the rear as well as gated access.

***** BUYERS NOTICE - The seller has made us aware that previous subsidence has occurred during their ownership with a severity rating of '2/10' Works are being undertaken to resolve the issue, which are: 1. Rebuild the rear right corner to realign brickwork and insert the helibars on the corner at 90 degrees. 2. Repoint or localised brick rebuild to realign above the patio door lintel and insert helibars to strengthen lintel. 3. Replace patio door. 4. Lift and relay the patio where it meets the rear right corner to be able to rebuild at a lower level. These works are on-going and will be completed within a period of 4-6 weeks. *****



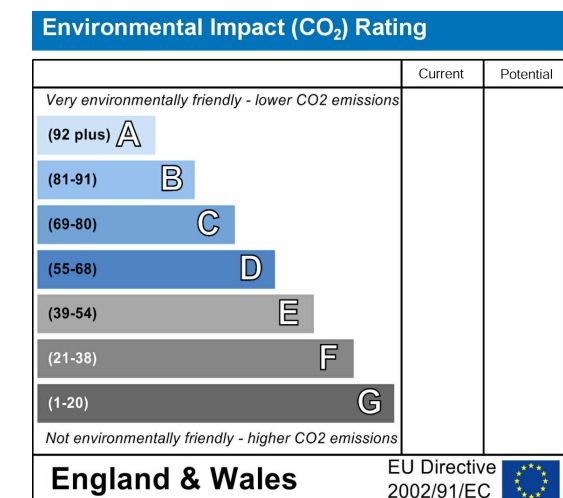
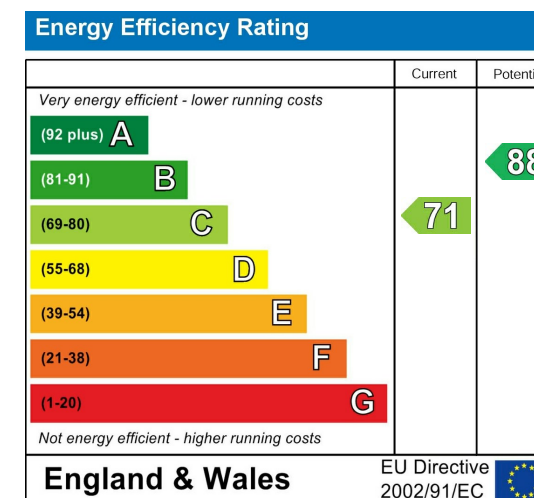
Ground Floor



1st Floor

Tenure: Freehold
Council Tax Band: B

- A Well Presented, 2 Bedroom End of Terrace Home
- An ideal first time purchase, or buy-to-let investment
- Fantastic walk in shower room servicing both bedrooms
- 2 Double bedrooms providing ample floor space
- Allocated parking to rear (2 spaces)
- South facing rear garden with rear gate for access
- Modern kitchen to rear with patio doors leading into garden
- EPC Rating: C (71) Council Tax Band: B
- Positioned in a quiet cul-de-sac setting in Singleton Farm, Ashford
- BUYERS NOTE * Property is under-going remedial works due to subsidence.



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.