



## Westwell Lane, Westwell, Ashford, TN25 4LG

- Charming 1800's period mid terrace cottage
- Brought to the market with no-onward chain complications
- Boasting period features throughout the home with log burning stove
- Delightful rural setting with plenty of country-side walks
- Westwell Lane, TN25 - Viewing recommended!
- A fantastic buy-to-let investment with rental PCM: £1,400 approx
- Situated in the heart of the popular Village of Westwell
- Master with en-suite & Ground floor bathroom
- Oil fired central heating system
- Council Tax Band: D EPC Rating: E (45)

**Offers In Excess Of £350,000**





# Westwell Lane, Westwell, Ashford, TN25 4LG



A spacious three bedroom mid terrace Georgian terrace home dating back to circa 1800's. This home being steeped in history, located in the village of Westwell. A particular feature of the property is position, overlooking the historic Bakery thought to be dated back to 1821. – The home provides a quaint cottage style garden – Brought to the market with no onward chain complications

Through the front door the accommodation inside comprises entrance hall, cosy reception room fire place and window over-looking the green to front. At the rear of the home is the kitchen/dining room overlooking the garden as well as offering access to the ground floor bathroom. The kitchen offers a modern feel, with breakfast bar alongside ample wall and base units for storage. as well as plenty of storage space for a free standing appliances. The stairs lead from the entrance hall, where there are 2 good size bedrooms. The master bedroom is ample in floor space offering an en-suite shower room & W/C. Bedroom 2 is located at the rear of the home and offers views out into the rear garden. Finishing the homes accommodation on this floor well, are 2 handy storage cupboards. Climb the stairs to the final floor where you will discover bedroom 3, which occupies the loft space, a generous double bedroom with in-built storage too.

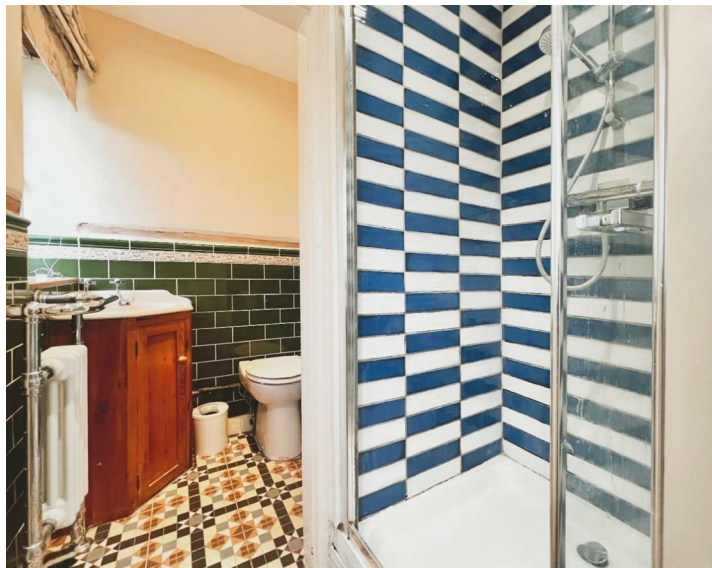
The garden is accessed via a rear door that leads from the kitchen, where you will find a small patio area, ideal for a table and chairs along with a area that is laid to lawn, with a fenced boundary too all sides, a lovely spot to catch the afternoons sun with rear gate.



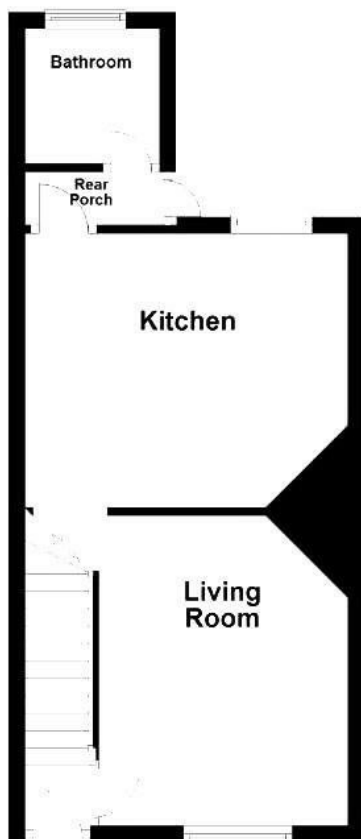
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## Ground Floor



## First Floor



## Second Floor



All images used are for illustrative purposes only and are intended to convey the concept of the property. There for to be used as guide only may not necessarily represent a true and accurate description and sizes of the property.  
Plan produced using PlanUp

## 2 Forge Cottage , Westwell, Ashford

### Viewings

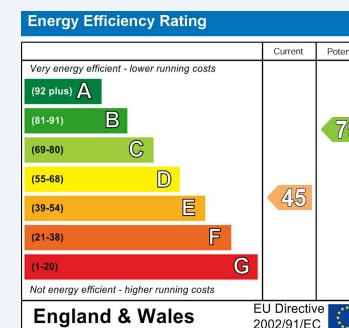
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.