



Hillbrow Lane,
Ashford,
TN23 4HE

£240,000



A delightful, 2 bedroom end of terrace house presents an excellent opportunity for first-time buyers or savvy investors. With a rental potential of approximately £1,100 per calendar month, this property is not only a lovely home but also a sound investment.

Where Am i? This property is conveniently situated the South Ashford area within walking distance of local amenities. Ideally located, providing easy access to the town centre and Ashford International Passenger Station. (Journey time 37mins to St Pancras). Ashford is a thriving town with excellent road and rail links, and offers supermarkets, schools, leisure facilities, cinema complex and the McArthurGlen Designer Outlet.



The house features two spacious double bedrooms, providing ample room for relaxation and rest. The family bathroom is conveniently located, ensuring ease of access for a younger family. The property boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home, well lit thanks to the placed of that large picture window to the front elevation.

One of the standout features of this home is the presence of both front and rear gardens, offering outdoor space for gardening, play, or simply enjoying the fresh air. The gardens provide a sense of privacy and tranquillity, making it an ideal space away from the hustle and bustle of daily life. Equally as important, is the fact you are able to park your car to the rear, and wander in through the back gate, simple!

Situated in a quiet residential area, this property is just a stone's throw away from Ashford town centre, where you can find a variety of shops, restaurants, and local amenities. The location is perfect for those who appreciate the convenience of urban living while still enjoying the peace of a suburban environment.

This property is sold with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this fabulous two-bedroom house on Hillbrow Lane is not to be missed.



- 2 Bedroom, End of terrace home - Ideal first time buy!
- Sold with no-onward chain complications!
- Fantastic rental opportunity - Approx £1,000 - £1,100 pcm.
- Open plan lounge/diner with separate kitchen
- Separate utility room with rear door into garden
- 2 Spacious double bedrooms & family bathroom upstairs
- Off street parking provided to the rear of the home
- Good sized front & rear garden
- EPC Rating: C (70) Council Tax Band: B
- Situated within 'South Ashford' - A short drive to the Town Centre/International Station

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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.