



## Lime Close, , Ashford, Kent, TN23 3DX

- Two bedroom end of terrace home
- Garage en-bloc
- Well equipped kitchen area
- Popular first time buyer home!
- Council Tax Band: B
- Extended to rear
- Well proportioned bedrooms
- Generous reception room
- EPC Rating: C

**£1,250 Per Calendar Month**



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## DESCRIPTION

Hunters are delighted to welcome to the market, this well presented two bedroom, end of terrace home in the sought after area of Singleton.

The home offers a delightful, well kept small frontage and garage en-bloc to the right hand side of the home, ideal to deal with all that comes with family life, allowing you to utilise that lost space for the essential storage space. Internally, there is an entrance porch, a great space to kick off your shoes and hang up your coat. The porch leads through to the well-presented reception room, with large picture window & wooden shutter blinds found in ground floor and both bedrooms too! All whilst being ample in floor space for the family to unwind in. To the rear is a comfortable kitchen/diner with built in appliances, a rare find in some of the two bedroom homes within the estate, there is also a convenient rear single story extension- another bonus of this home, providing a further reception space which lends itself as a dining room which has french doors leading to rear garden.

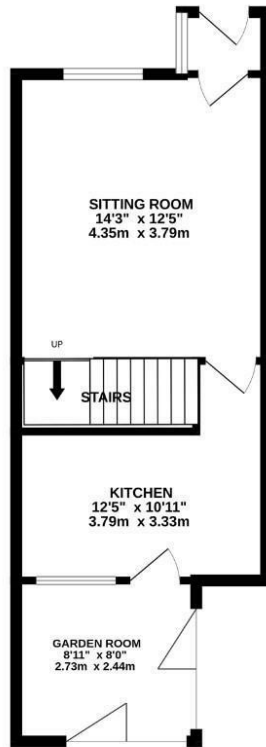
Climb the stairs to find two good sized bedrooms and family bathroom with shower over bath, wash hand basin & W/C. Both bedrooms are equally well portioned, with bedroom 2 overlooking the rear garden. Bedrooms 1 & 2 are both ample in floorspace allowing plenty of room for free standing furniture.

Externally the property offers a low maintenance rear garden that has been paved, with a raised section the perfect place for a table and chairs to enjoy a spot of alfresco dining when the weather is kind! There's also a garage en-bloc. - AVAILABLE MID AUGUST





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 as to their operability or efficiency can be given. Made with Metroplan ©2023

### Viewings

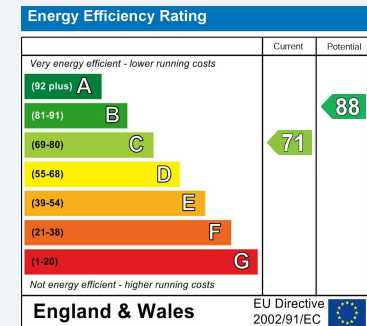
Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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