



133 Ayelands New Ash Green

- In Need of Re-Decoration
- End of Terrace Three Bedroom House
- Spacious Lounge/Diner
- Kitchen
- Gas Central Heating
- Double Glazing Throughout
- South Facing Rear Garden
- Garage to Rear
- No Onward Chain

Price Guide
£300,000-£315,000





PRICE RANGE: £300,000-£315,000.

Located on the very edge of the village an end of terrace three bedroom house. This property does require some updating and re-decoration. This property has gas central heating with radiators throughout and double glazing. The rear garden is south facing and the garage lies at the end of the garden, being the end one in block. The property also benefits from having no onward chain.

If you are looking for a property to make your own this house offers great potential. The accommodation includes entrance porch, spacious lounge/diner with recently fitted carpet, kitchen, rear lobby and downstairs cloakroom.

Upstairs there are two double bedrooms and a single bedroom plus a bathroom.

New Ash Green benefits from local facilities which include local shops, doctor and dental surgeries, health clinic, primary school and nurseries, access to grammar and secondary schools, public library. Bus services to main line railway station at Longfield offering services to London as well as a commuter coach service to London. There are road links from this area giving access to A2/M2, A20/M20, M25 and Dartford Tunnel. The major features are the close proximity to Bluewater Shopping Complex and Ebbsfleet International Station with high speed link to Paris and St Pancras International Station.





Tenure: Freehold

Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.



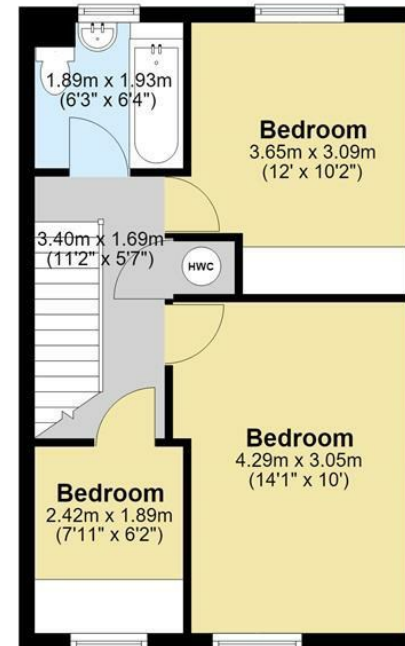
Ground Floor

Main area: approx. 44.0 sq. metres (473.5 sq. feet)
Plus garages, approx. 13.2 sq. metres (141.7 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



Main area: Approx. 82.3 sq. metres (886.0 sq. feet)

Plus garages, approx. 13.2 sq. metres (141.7 sq. feet)

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

Agents Aperture
agentsaperture.co.uk
Plan produced using PlanUp.

Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

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Appliances and services are untested. Dimensions are approximate and floorplans are not to scale.
Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
105 (A++) A	71 77
81-101 B	
69-80 C	
55-68 D	
43-54 E	
31-42 F	
13-29 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC