

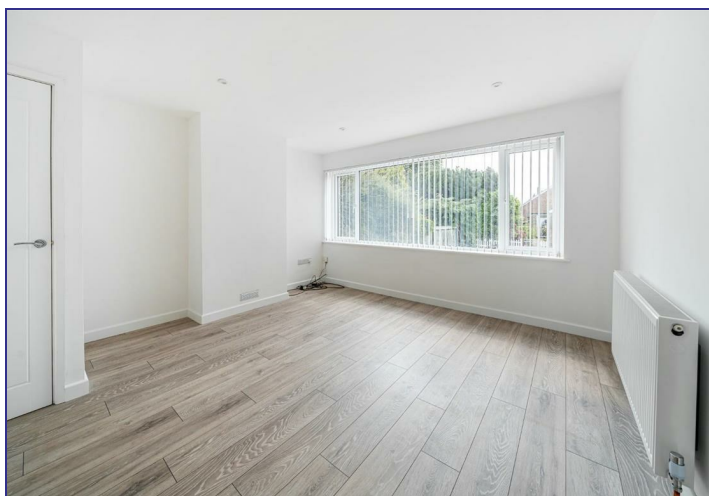
37 Nettlefield, Kennington, Ashford, TN24 9EG

Price £325,000

**GOULD
HARRISON**

A recently renovated semi - detached bungalow in a popular residential location, occupying a generous plot.

The newly plastered and decorated accommodation comprises an entrance hall, sitting room, kitchen, two bedrooms and shower room/WC. The property offers excellent potential for further extension or development subject to usual consents and benefits from gas central heating, double glazing, driveway and garage.



Front Porch

With double glazed composite casement door, tiled floor covering.

Solid wooden door leads to:

Entrance Hall

Loft hatch with ladder installed, new gas fired boiler (2023), doors to:

Kitchen 7'8" x 9'6" (2.34m x 2.90m)

Double glazed window to rear, modernised fitted wall and base units, plumbing and space for washing machine, space for oven with extractor canopy above, pantry style cupboard.

Sitting Room 13'1" x 13'0 (3.99m x 3.96m)

Double glazed window to front, radiators, built in storage cupboard.

Bedroom One 11'2" x 9'10" (3.40m x 3.00m)

Double glazed window to rear, two large built in cupboards.

Bedroom Two 9'10 x 7'9 (3.00m x 2.36m)

Double glazed window to front, built in wardrobe cupboard.

Bathroom/WC 7'9 x 4'4 (2.36m x 1.32m)

Fitted in 2023 comprising a raised shower cubicle housing mains shower with glazed screen, low level WC, wall mounted hand basin, mainly tiled wall finish, frosted double glazed window to rear, extractor fan, radiator.

Lobby 7'10 x 3'0 (2.39m x 0.91m)

UPVC double glazed frosted window to rear.

Garden

Partly enclosed with panelled fencing, laid lawn and paved patio seating areas, outside cold water tap and side gated access.

Garage & Driveway

Driveway providing off road parking leading to a detached single garage.

Tenure

Freehold.

Services

All mains services connected.

Council Tax

Ashford Borough Council Tax Band: C.

