



Glebelands

Mersham





# Introducing

GUIDE PRICE £390,000 - £400,000

A wonderful end of terrace home in a quiet village setting, offered for sale with no onward chain.

Recently decorated throughout, this double fronted property comprises an entrance hall, ground floor cloakroom, sitting room, kitchen/dining room, three bedrooms and modern shower room/WC.

The corner plot provides a notably impressive garden with the property also benefitting from a large detached garage (17ft x 17ft) to the rear.

Oil fired central heating was recently installed whilst the property also benefits from modern double glazing.



# At a Glance

Glebelands

Mersham, TN25

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Guide Price £390,000



- END OF TERRACE HOUSE
- FABULOUS CORNER PLOT POSITION
- RECENTLY DECORATED
- GF CLOAKROOM
- CLOSE TO VILLAGE SHOPS & SCHOOL
- THREE BEDROOMS
- DETACHED GARAGE 17ft x 17ft & DRIVEWAY
- QUIET VILLAGE SETTING
- NEWLY INSTALLED CENTRAL HEATING
- NO ONWARD CHAIN



# In Detail



## Front Porch Projection

Double glazed UPVC casement door through to:

## Hallway

Stairs to first floor, doors to:

## Downstair Cloakroom

Low level WC, double glazed feature window to front.

## Sitting Room

Double aspect with French doors opening to the rear, radiator, TV aerial point, through to:

## Kitchen/Breakfast Room

Double glazed window to front, storage space going back underneath the stairs, casement door opening to rear, newly fitted units with stainless steel 1 1/2 bowl sink with mixer tap and drainer unit and localised tiling, integrated electric oven and hob with extractor hood over, plumbing and space for washing machine, radiator.

## First Floor:

## Landing

Loft hatch, double glazed window to rear, airing cupboard housing the immersion tank, doors to:



### Bedroom

Double glazed window to rear, radiator.

### Bedroom

Double glazed window to front, radiator.

### Bedroom

Double glazed window, radiator.

### Shower Room/WC

Walk in shower cubicle with glazed screen, mainly tiled wall finish, low level WC, wash basin inset vanity unit with storage beneath and chrome mixer tap, chrome heated towel rail, tiled floor covering, double glazed frosted window to rear, downlighters.

### Garden

Pleasantly secluded and mainly laid to lawn with wood built shed, side and rear access, mainly panelled enclosed fencing.

### Detached Garage & Driveway

Block paved driveway providing off road parking leading to a detached garage with automated door, power and lighting.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

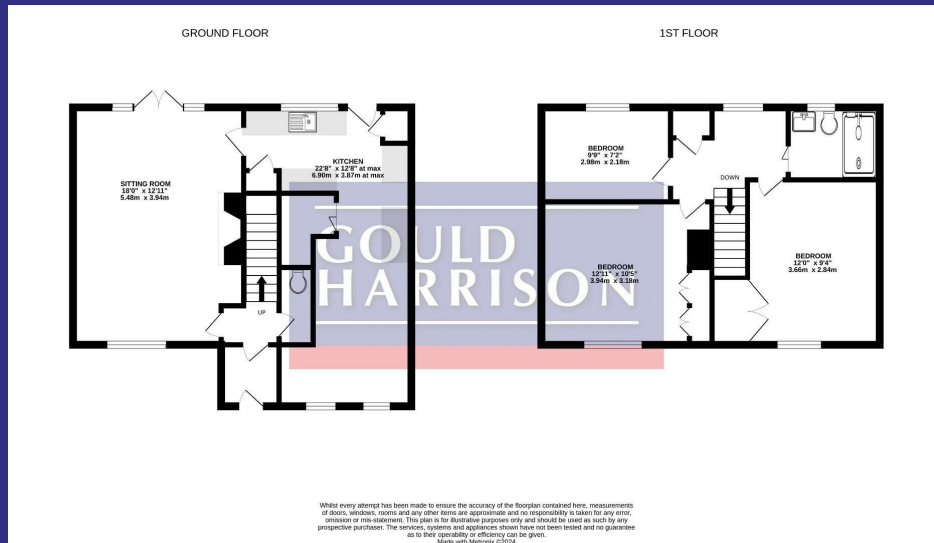
Oil fired central heating.

### Council Tax

Ashford Borough Council Tax Band: D.



# Floorplan



1 Middle Row, Ashford, Kent, TN24 8SQ  
01233 646411  
sales@gouldharrison.co.uk

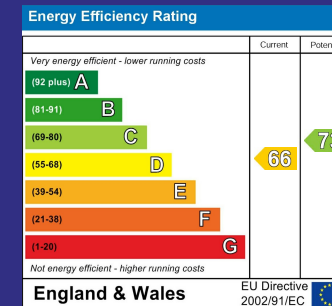
# Key Information

Guide Price £390,000 Freehold

Local Authority | Ashford Borough Council

Council Tax Band | D

Energy Efficiency Band | D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.