



**Guide Price**  
**£350,000**

**Freehold**

3x 1x 2x

**Christchurch Road,  
Ashford, Kent, TN23**

*Wards*  
Helping you move forwards



## Main features

- **Immaculately presented**
- **Feature fireplaces and full of character**
- **Large rear garden**
- **Lounge and separate dining room**
- **Close to town centre and Victoria Park**
- **Gas central heating**
- **Brick built storage shed/gym**

## Accommodation

### SPLIT LEVEL GROUND FLOOR

#### Entrance Hall

Lounge: 11'3 x 10'9 (3.43m x 3.28m)

Dining Room: 12'2 x 10'8 (3.71m x 3.25m)

Kitchen: 13'8 x 7'8 (4.17m x 2.34m)

### SPLIT LEVEL FIRST FLOOR

#### Landing

Bedroom 1: 13'2 x 11'3 (4.02m x 3.43m)

Bedroom 2: 12'9 x 8'2 (3.89m x 2.49m)

#### Bathroom

Bedroom 3: 8'6 x 6'2 (2.59m x 1.88m)

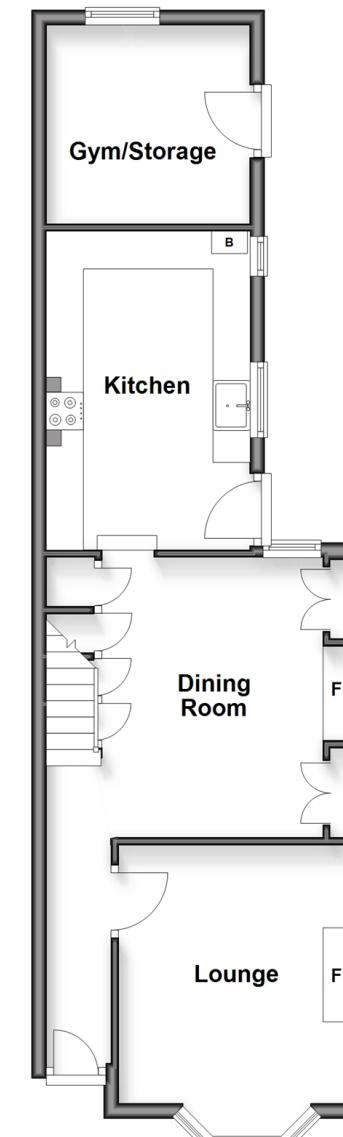
### OUTSIDE

Front and Rear Gardens

Gym/Storage

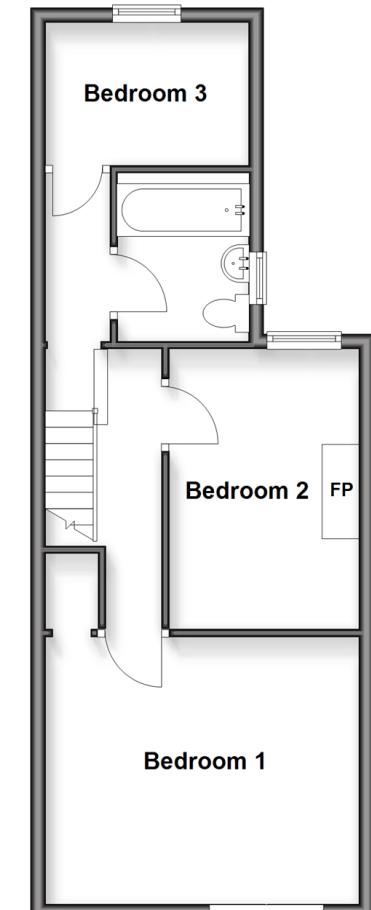
### Split Level Ground Floor

Approx. 48.5 sq. metres (521.8 sq. feet)



### Split Level First Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



Call Ashford - 01233 639531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING  CURRENT: D(55) POTENTIAL: C(80)





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