



13 Star Road, Ashford, Kent, TN24 8BX

Price £277,500

**GOULD
HARRISON**

Offered for sale with no onward chain is this pleasantly appointed semi detached home, just a short walk from Ashford town centre and mainline station.

The property comprises an entrance hall, sitting room, dining room, kitchen, utility, two double bedrooms and bathroom/WC. The rear garden is pleasantly enclosed and the property also benefits from gas central heating and double glazing.



UPVC Casement Door

Through to:

Hallway

Radiator, stairs to first floor, door through to:

Dining Room 10'5 x 10'2 (3.18m x 3.10m)

Double glazed window to rear, coved ceiling, radiator, under stairs storage cupboard.

Sitting Room 11'10 x 10'1 (3.61m x 3.07m)

Double glazed bay window to front, feature fireplace, radiator, coved ceiling.

Kitchen 8'2 x 8'8 (2.49m x 2.64m)

Double glazed window to rear, fitted wall and base units, stainless steel four ring gas hob with extractor hood and lighting above, eye level electric oven, stainless steel sink with mixer tap and drainer unit, radiator, door through to:

Utility Room 9'0 x 6'0 (2.74m x 1.83m)

Double glazed window to rear, casement door to side, wall mounted gas fired boiler(2022), plumbing and space for washing machine.

First Floor:



Landing

Doors to:

Bedroom One 13'4 x 10'11 (4.06m x 3.33m)

Double glazed window to front, radiator.

Bedroom Two 8'1 x 10'3 (2.46m x 3.12m)

Double glazed window to rear, radiator.

Bathroom 8'9 x 8'3 (2.67m x 2.51m)

Double glazed window to rear, four piece bathroom suite comprising panelled bath with mixer tap and shower attachment, low level WC, wash basin with chrome mixer tap and vanity unit with storage beneath, walk in shower cubicle housing mains shower with tiled surround and glazed screen, loft access, radiator.

Gardens

The front garden has a walled surround with mature flowers and shrubs.

The well maintained rear garden is mainly laid to lawn with panel enclosed fencing, paved patio seating area, wood built shed and established plant and shrub borders.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: B.