



**Price**

**£435,000**

**Freehold**

3x 2x 1x

**The Street, Ash, Kent,  
CT3**

*Wards*  
Helping you move forwards



## Main features

- **No onward chain complications**
- **Recently refurbished and immaculate throughout**
- **Ideal for families or first time buyers**
- **Private garden and 2 allocated parking spaces**
- **Located in the highly sought after village of Ash**

## Accommodation

### GROUND FLOOR

Entrance Lobby  
 Entrance Hallway  
 Lounge/Kitchen: 23'0 x 19'1 (7.02m x 5.82m)  
 Cloakroom

### FIRST FLOOR

Landing  
 Bedroom 1: 13'0 x 9'5 (3.97m x 2.87m)  
 En-suite Shower Room: 9'5 x 6'1 (2.87m x 1.86m)

### SECOND FLOOR

Landing  
 Bedroom 2: 13'9 x 11'7 (4.19m x 3.53m)  
 Bedroom 3: 9'1 x 8'3 (2.77m x 2.52m)  
 Bathroom: 7'5 x 6'0 (2.26m x 1.83m)

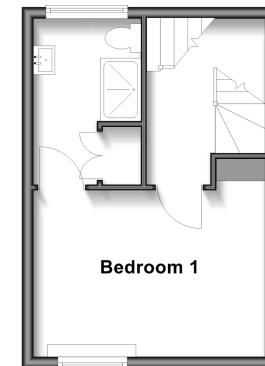
### OUTSIDE

Rear Garden  
 2 x Allocated Parking Spaces

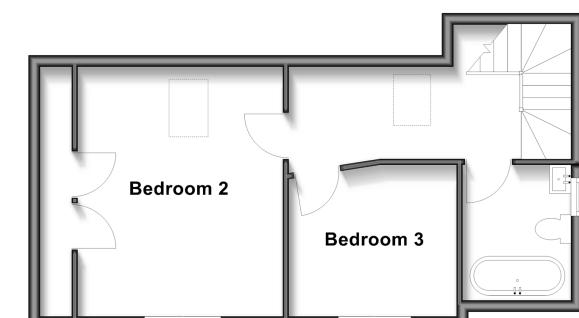
**Ground Floor**  
 Approx. 57.1 sq. metres (614.3 sq. feet)



**First Floor**  
 Approx. 23.5 sq. metres (253.4 sq. feet)



**Second Floor**  
 Approx. 40.8 sq. metres (439.3 sq. feet)



Call Canterbury - 01227 766669 ■ [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: **B (83)** CURRENT: **B (83)** POTENTIAL: **B (87)**



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