

# Gladstone Road, Willesborough

Offers in region of: Asking Price  
£269,500





## ***"A well presented, 3 bedroom, mid terrace family home with large rear garden, close to shops."***



Nestled on Gladstone Road in the charming area of Willesborough, this delightful mid-terrace house, built in 1900, offers a perfect blend of character and modern living. The property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are greeted by a spacious bay-fronted lounge that seamlessly flows into the dining area, creating a warm and inviting atmosphere for everyday living and entertaining. The ground floor is further enhanced by a contemporary kitchen, equipped with ample base and wall units, as well as a convenient downstairs storage cupboard. A practical ground floor shower room, complete with a wash hand basin and W/C, adds to the functionality of the home.



Upstairs, the principal bedroom is located at the front of the house, boasting two charming alcoves beside the chimney breast and additional built-in storage, providing both style and practicality. The two further bedrooms are also generously sized, ensuring comfort for all family members.

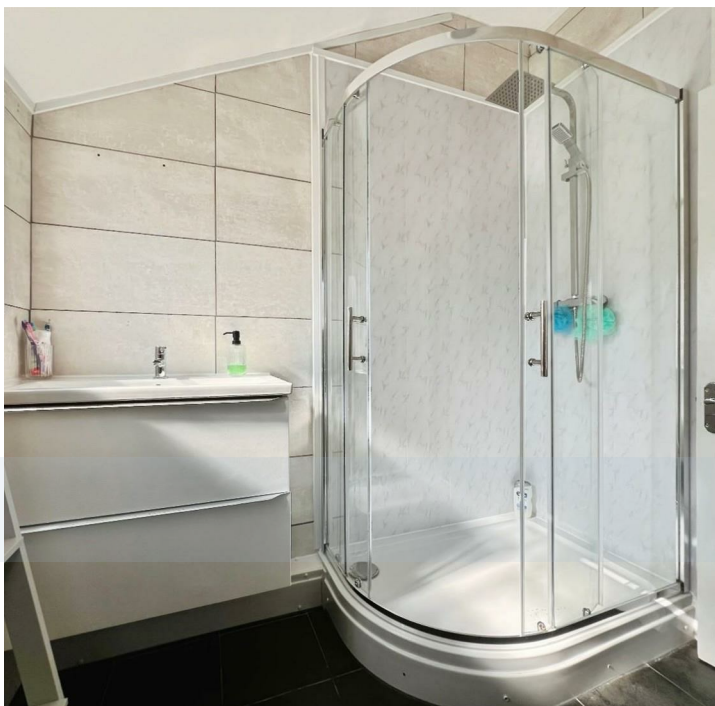
The outdoor space is equally impressive, with a long garden typical of the area, offering approximately 50 feet of lawn. This garden provides a wonderful space for children to play or for gardening enthusiasts to cultivate their green fingers. A rear door from the kitchen grants easy access to this outdoor haven.



Conveniently located, this property is close to a local parade of shops and is within walking distance to Ashford International Train Station and the town centre, making it an excellent choice for commuters and those who enjoy the vibrancy of town life. This charming home in a popular residential area of Willesborough is not to be missed.

- A well presented, 3 bedroom, Bay-fronted mid terrace home
- Neat & tidy kitchen with wall & base hung units & storage cupboard
- Open-plan lounge/diner with bay fronted window
- Traditionally large garden for this style home
- EPC Rating: D (67) - Council Tax Band: D
- Brought to the market in good condition throughout
- Ground floor shower room servicing all 3 bedrooms
- Large principal bedroom with two windows & chimney breast
- Generous 2nd guest bedroom (double room)
- Situated within the popular Gladstone Road, Willesborough





GROUND FLOOR



1ST FLOOR



### Viewings

Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.