

for sale

fixed price **£425,000**



Birling Road Ashford TN24 8BD

Connells are delighted to offer to the market this stunning versatile home on Birling Road. Being offered to the market with no onward chain really means you could be in sooner than you think!



Birlinging Road Ashford TN24 8BD

Lounge

14' 7" x 12' 2" (4.45m x 3.71m)

Kitchen/Diner

24' 9" x 10' 1" (7.54m x 3.07m)

Study/Bedroom

8' 6" x 8' 3" (2.59m x 2.51m)

Cloakroom

8' 6" x 3' 2" (2.59m x 0.97m)

First Floor

Bedroom 1

15' 8" x 8' 5" (4.78m x 2.57m)

En-Suite

8' 6" x 5' 8" (2.59m x 1.73m)

Bedroom 2

10' 2" x 9' 4" (3.10m x 2.84m)

Bedroom 4

12' x 9' 3" (3.66m x 2.82m)

Bathroom

5' 9" x 5' 6" (1.75m x 1.68m)

Second Floor

Bedroom 3

18' 3" x 11' 8" (5.56m x 3.56m)

Agents Note

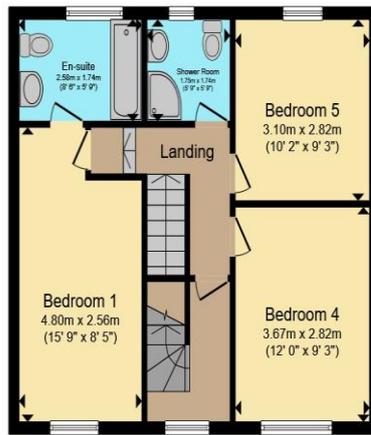
We have been unable to verify if either planning permission or building regulation certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.



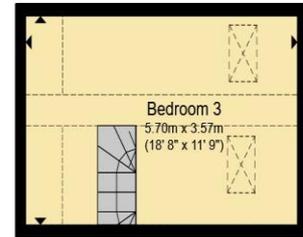




Ground Floor



First Floor



Second Floor

Total floor area 123.6 m² (1,331 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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77 High Street
 ASHFORD TN24 8SF

Property Ref: ASH408573 - 0011

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online connells.co.uk/Property/ASH408573



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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