

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

Ashford Office: 2 High Street, Ashford, Kent, TN24 8BQ  
 01233 632383  
 E: info@andrewandco.co.uk  
 www.andrewandco.co.uk

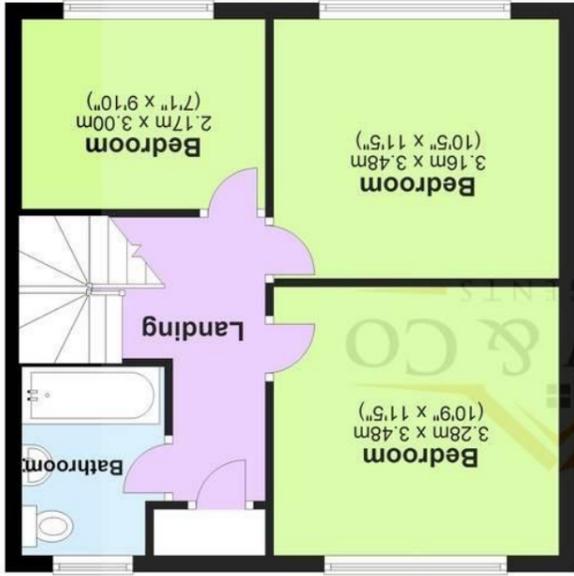
New Romney Office: 24 High Street, New Romney, Kent, TN28 8BY  
 01797 362898  
 E: info@andrewandco.co.uk  
 www.andrewandco.co.uk

Maldstone Office: 38 Royal Star Arcade, High Street, Maldstone, Kent, ME14 1JL  
 01622 687698  
 E: maldstone@andrewandco.co.uk  
 www.andrewandco.co.uk

Chertton Office: 30 Chertton High Street, Folsomington, Kent, CT19 4ET  
 01303 279955  
 E: chertton@andrewandco.co.uk  
 www.andrewandco.co.uk

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. NB: Total square footage includes outbuildings and garaging.  
 Plan produced using PlanUp.

Total area: approx. 82.3 sq. metres (886.2 sq. feet)





Located in the sought-after Kennington area is this three bedroom mid-terraced house, this property presents the perfect opportunity for both first time buyers and buy to let investors, being just a short walk away from all the local amenities including a doctors surgery, pharmacy, schools and a number of different shops & restaurants. While the international train station, town centre and access to all major road networks is just a short 5-minute drive away.

The accommodation itself comprises of an entrance

hall with doors leading to a downstairs W/C, lounge, kitchen/diner and stairs leading to the first floor. The downstairs accommodation flows well as it has been opened up over the years, the lounge is a good size and allows for versatility, continuing to the rear of the property coming off from the lounge, you have an open plan modern kitchen/diner which benefits from in built appliances, wall and base units, a breakfast bar and space for a dining table.

As you head up the stairs to the first floor, you will find two double bedrooms with large windows

- Three Bed Mid-Terrace House
- Large Lounge
- Spacious Bedrooms
- Open Plan Kitchen/Diner
- Popular Kennington Location

letting in beams of light, as well as a third bedroom which is a good sized single, and a family bathroom with bath and shower over head, wash hand basin and W/C.

Externally there is garden to the rear of the property, as well as a small lawn area to the front of the property. Parking is on road and unrestricted.

Convenience is certainly a massive advantage for the location of the property with excellent access to local amenities, schooling, public transport links to Ashford Town Centre and the International Train Station. There is also good access to both Junction's 9 & 10 of the M20 as well as Faversham and Canterbury.

Please refer to floorplan for room sizes and layout.

**Tenure:** Freehold

**Local Authority:** Ashford Borough Council

