

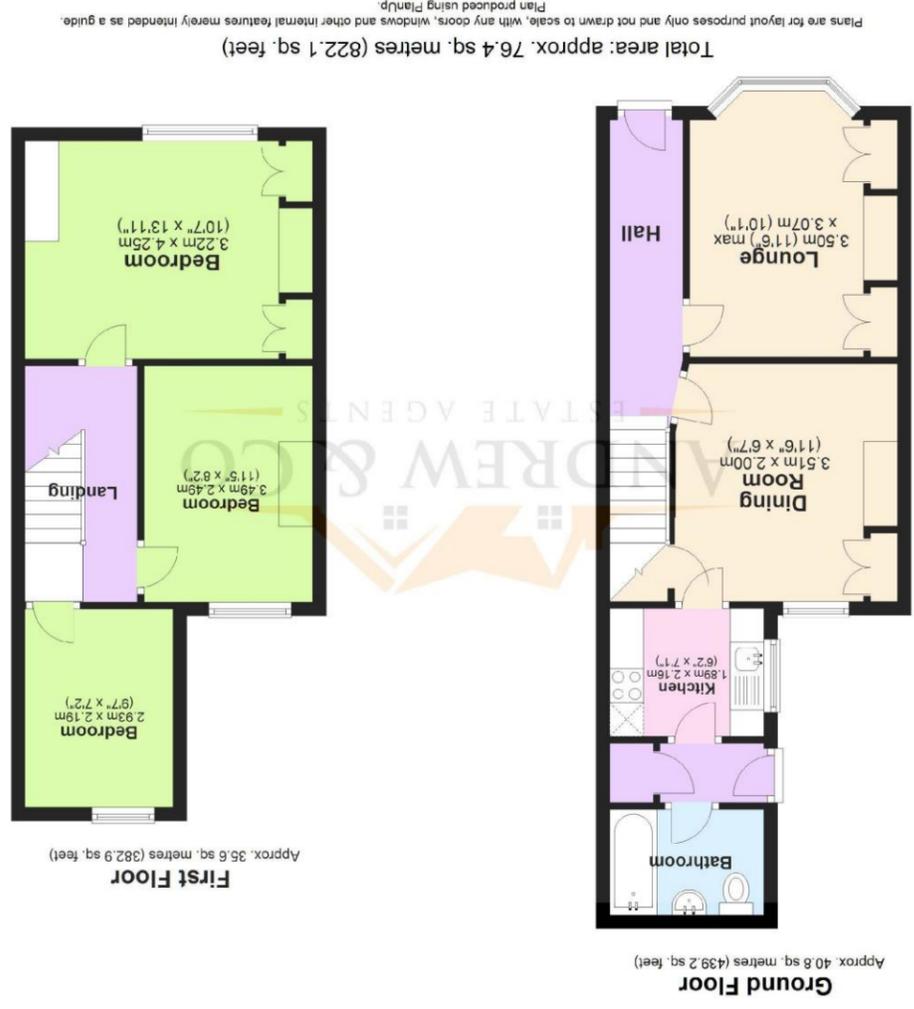
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.





EPC Rating:  
**D**



A location within the Town Centre always proves a popular choice when convenience is high on the priority list; amenities on your doorstep, numerous bars, restaurants, eateries, take-aways and cafes to choose from, all the Town Centre & County Square Shopping Centre has to offer along with the International Station just a short walk away (providing fast links into London in approx. 37 minutes).

Houses in this location always prove a popular choice due to the many buyers they attract; a perfect first time purchase, buy-to-let investment, ideal if you don't drive and need everything within walking distance and perfect

if you need the station for commuting to work!

The house itself offers accommodation in keeping with its age and era of build, comprising an entrance hallway, two reception rooms, kitchen, downstairs bathroom and three bedrooms to the first floor. There is also a garden to the rear.

The lounge is to the front featuring a bay window and built-in storage to the recess either side of the chimney, the dining room is behind, with an under-stairs cupboard and leads through to the kitchen. The kitchen features some fitted cupboards, inset sink/drain, space for a free-standing gas cooker and space for a free-standing

- Three-bedroom terraced house
- Close walking distance to the town centre
- Two reception rooms
- No onward chain!

fridge/freezer. Leading from the kitchen is a rear lobby which gives access to the garden and bathroom and also features a pantry cupboard, where there is also plumbing for a washing machine.

The bathroom beyond features a white three-piece suite with a shower over the bath.

Upstairs are three bedrooms, with the largest of the three to the front and featuring fitted wardrobes within the recess either side of the chimney breast. The further two bedrooms are of roughly equal size, with one of them also featuring a fitted cupboard and the central heating combi boiler.

Outside to the rear the garden is enclosed with a gate to the bottom providing some rear access. This opens onto an un-made road behind. Some of the homes in this area have managed to create parking within the rear of the garden.

Presently the garden is low maintenance with a gravel area, pathway to the rear gate and a garden shed.

Tenure: Freehold

Local Authority: Ashford Borough Council

