



Rose Villas Lower Denmark Road, Ashford

Offers in Region of £325,000

1 Rose Villas Lower Denmark Road

Ashford, Ashford

A spacious three-bedroom home, close-by to the International Station, enjoying generous living areas, an extended kitchen, modern bathroom, large garden and benefiting from recent upgrades including new windows throughout and a new roof. Council Tax band: B

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Tenure: Freehold

- Three-bedroom semi-detached home
- Extended kitchen
- Open through living room/dining room
- Ground floor family bathroom & separate first floor WC
- Walking distance of Ashford International Station
- Walking distance of Ashford Town Centre
- New windows and doors fitted recently
- New roof
- Impressive, large, rear garden, measuring in excess of 100ft



Porch

uPVC door to the front, window to the side, door into the living room. Space for coats and shoes.

Lounge/Dining Room

23' 4" x 13' 9" (7.11m x 4.18m)

Bay window to the front, panel radiator, stairs to the first floor, door to the kitchen. Spacious through living room with laminate wood flooring laid.

Kitchen

13' 4" x 13' 4" (4.06m x 4.07m)

Comprising wall and base units with work surface over, inset sink/drain, range cooker, plumbing and space for washing machine & tumble dryer, space for large fridge/freezer. Panel radiator. Laminate wood flooring laid. Window to the rear. Archway to rear lobby.

Rear lobby

uPVC door to the garden, door to bathroom.

Bathroom

Comprising a bath, walk-in shower, close-coupled WC, wash hand basin, panel radiator, mostly tiled walls and tiled flooring.

First Floor Landing

Doors to each of the bedrooms and WC, loft access, carpet laid to the stairs and landing.

Bedroom 1

11' 1" x 13' 9" (3.37m x 4.18m)

Bay window to the front, panel radiator, carpet laid to the floor. Cupboard housing central heating boiler.

Bedroom 2

8' 3" x 8' 7" (2.52m x 2.61m)

Window to the rear, panel radiator, carpet laid to the floor.



Bedroom 3

7' 8" x 7' 3" (2.33m x 2.22m)

Window to the rear, panel radiator, carpet laid to the floor.

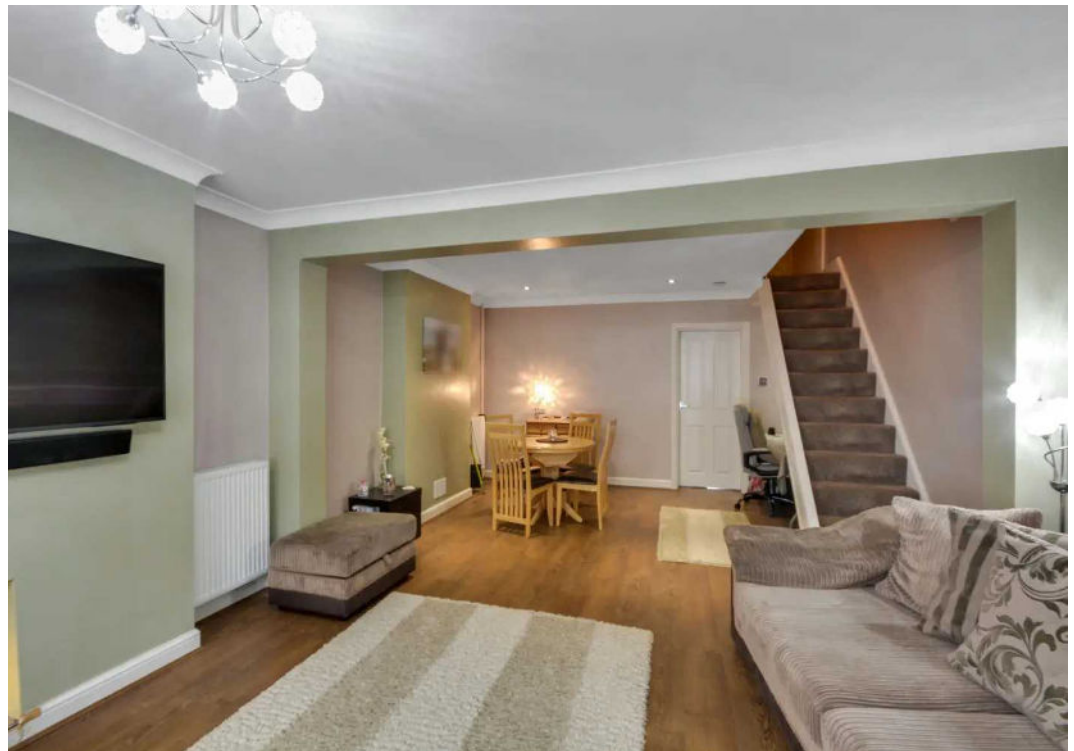
WC

Comprising a WC and wash hand basin, partly tiled walls and vinyl flooring. Window to the rear. Panel radiator. We are informed by the sellers there is adequate plumbing to install a bath with some re-organising of this room.

Services

All mains services connected. EPC rating: TBC. Local Authority: Ashford Borough Council. Council Tax Band: B







ROSE
VILLAS

WIND PROOFING
REPAIRS TO ROOFS
GUTTERS AND DOWN
PIPES
STOVE LINING
WOOD JOINRY

Phone Box
8mm x 8mm



Ground Floor
Approx. 67.5 sq. metres (691.1 sq. feet)



First Floor
Approx. 38.9 sq. metres (416.3 sq. feet)

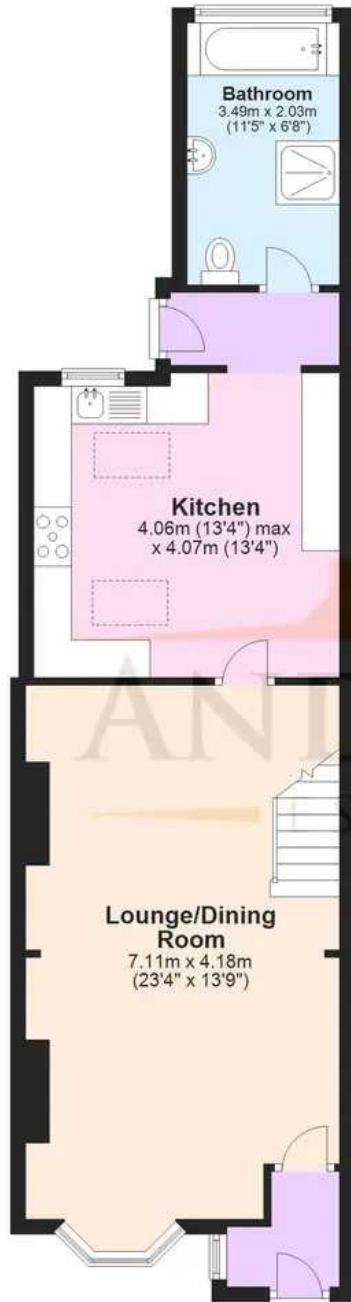


Total area: approx. 96.4 sq. metres (1037.4 sq. feet)

Plans are for layout purposes only and are not drawn to scale. With any doors, windows and other internal features merely intended as a guide.
Plan produced using Metplan.

Ground Floor

Approx. 57.5 sq. metres (619.1 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 96.4 sq. metres (1037.4 sq. feet)

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Plan produced using PlanUp.

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 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.

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