



100 Royds Road, Willesborough

Ashford

£285,000



Offer for sale with no onward chain, this 3-bedroom home is ready for new owners. Having been recently decorated throughout and with a new boiler installed in 2023. There is a generous garden to the rear and allocated parking close-by.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3-bedroom terraced house
- Allocated parking for 1 car
- Low maintenance garden
- Recently re-decorated
- Walking distance of Asda, Designer Outlet & International Station
- New boiler in 2017 (3 years warranty remaining)

Porch

uPVC door to front, windows to front, uPVC door to hallway, laminate wood flooring.

Hallway

Stairs to first floor with under-stairs storage space, doors to Lounge & Kitchen/Diner, radiator, laminate wood flooring.

Lounge

13' 7" x 10' 6" (4.15m x 3.19m)

Window to the front, TV and Tel points, radiator, laminate wood flooring.

Kitchen/Diner

9' 5" x 16' 7" (2.87m x 5.05m)

Matching wall and base units with work surfaces over, inset 1.5 bowl stainless steel sink/drain, built-in electric oven with 4-ring gas hob and extractor hood above, plumbing and space for dishwasher & washing machine, space for free-standing fridge/freezer. Under stairs storage cupboard, wall mounted central heating boiler, radiator, tiled splash back, tiles floor. Window to rear and door to garden.

First Floor Landing

Loft access, two storage cupboards, doors to each bedroom and bathroom, laminate wood flooring and carpet treads to the stairs.

Bedroom 1

13' 7" x 8' 9" (4.15m x 2.66m)

Window to the front, built-in mirror fronted sliding door wardrobes, radiator, laminate wood flooring.

Bedroom 2

9' 10" x 9' 5" (3.00m x 2.87m)

Window to the rear, radiator, laminate wood flooring.

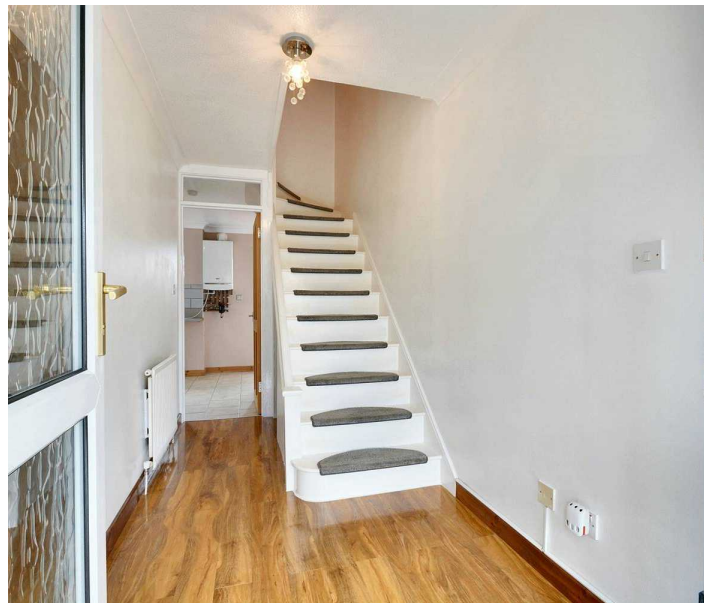
Bedroom 3

7' 10" x 7' 6" (2.38m x 2.29m)

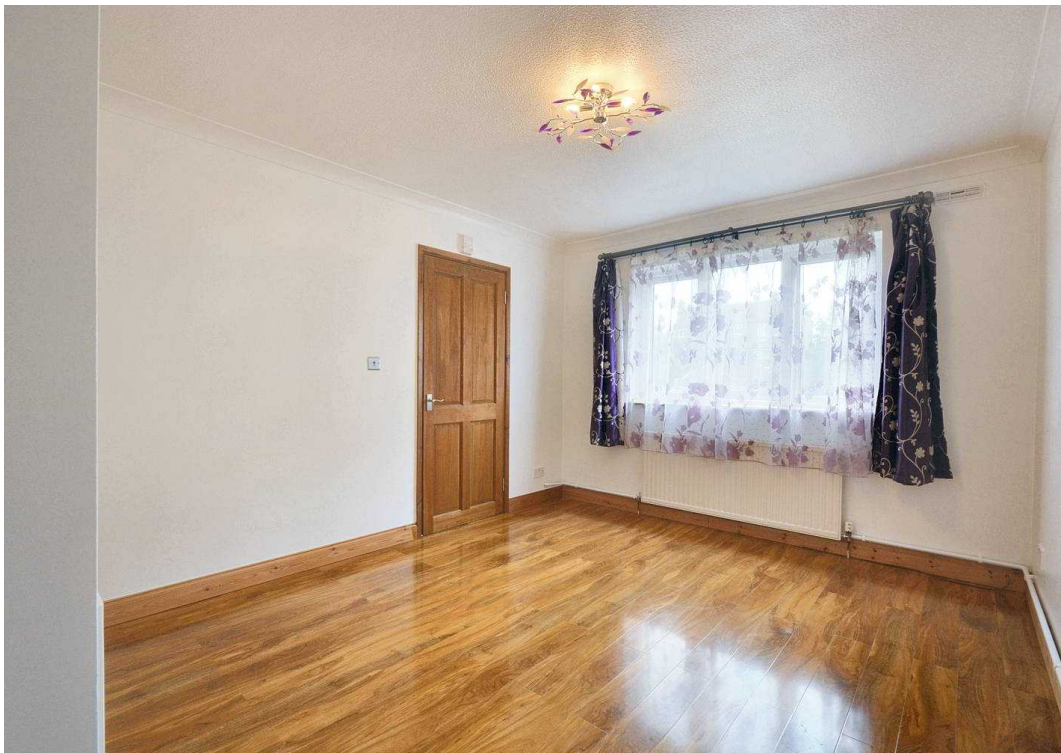
Window to the front, radiator, laminate wood flooring.

Bathroom

Modern white bathroom suite comprising a bath with



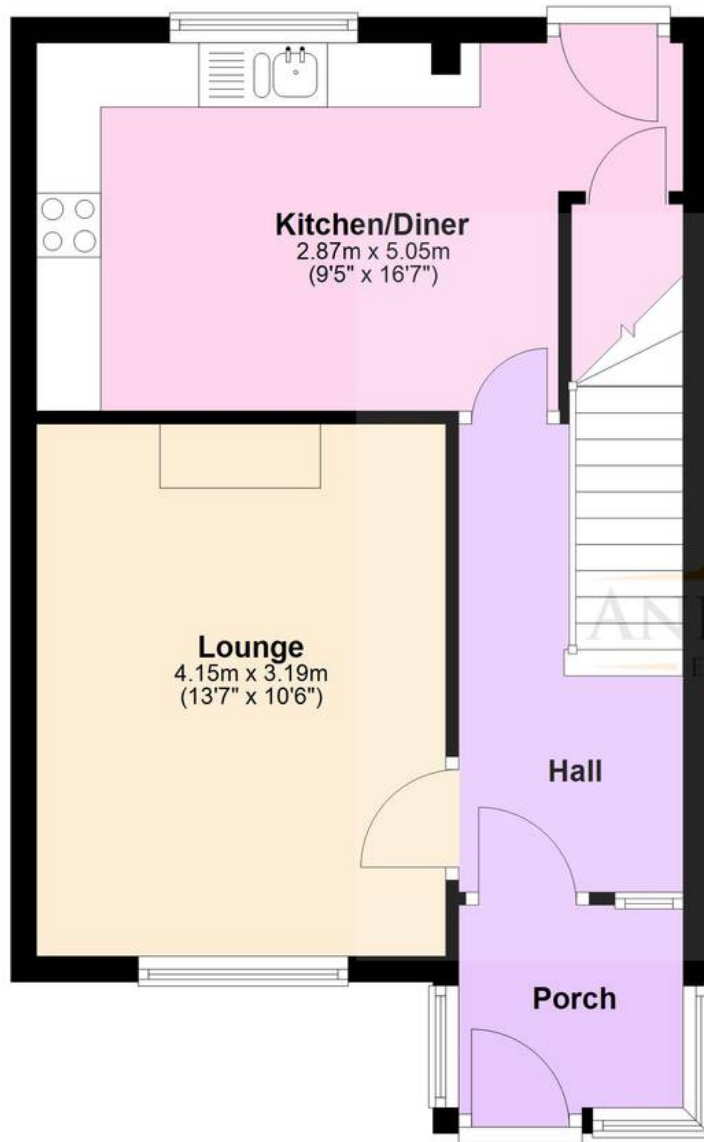






Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



Total area: approx. 74.3 sq. metres (800.2 sq. feet)

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

Plan produced using PlanUp.

FRONT GARDEN

Picket fence enclosed, mostly laid to lawn with some mature shrubs, pathway leading to the front door.

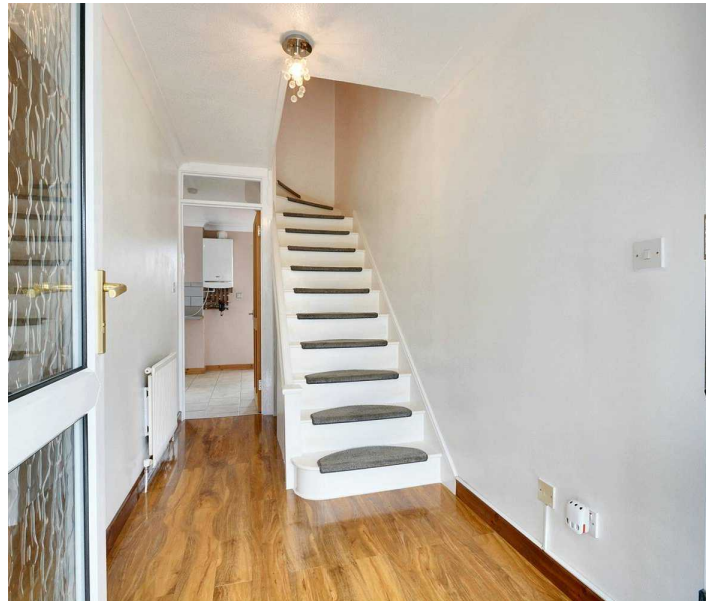
REAR GARDEN

Generous garden featuring a patio space adjacent to the rear of the house, lawn with some maturing trees, fenced boundaries and garden shed with useful area of hard-standing behind. Outside tap and lights.

ALLOCATED PARKING

1 Parking Space

1 allocated parking space.



You can include any text here. The text can be modified upon generating your brochure.