



97 Beaver Lane, Ashford

In Excess of **£280,000**

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Ashford, Ashford

A 2-bedroom cottage enjoying generous gardens, with planning permission approved for a 2-storey extension, with driveway parking to the front.

Council Tax band: A

Tenure: Freehold

- 2-bedroom semi-detached cottage
- Generous gardens to the side and rear
- Driveway parking for up to 6 cars
- Planning Permission granted for 2-storey extension
- Recently fitted kitchen
- New boiler within the last 14 months



Lounge

11' 10" x 11' 10" (3.61m x 3.60m)

Composite door to front, window to front, feature fireplace with inset log burner, radiator, laminate wood flooring. Open through to the Kitchen.

Kitchen

9' 7" x 11' 10" (2.92m x 3.60m)

Matching wall and base units with worksurfaces over and inset stainless steel sink/drainers, built-in electric oven, hob and extractor, integrated fridge/freezer. Tiled splashback, tiled flooring, radiator. Stairs to the first floor with under-stairs cupboard. Window to the side.

Utility

Plumbing and space for washing machine with tumble dryer above. Doors to lean-to & bathroom.

Bathroom

Comprising a bath with electric shower above, WC, wash basin, radiator, tiled walls, tiled flooring. Window to the rear.

Lean-to

7' 9" x 7' 2" (2.37m x 2.19m)

uPVC construction, windows to the side and rear, door to garden. Power sockets and light.

First floor landing

Window to the side loft access, carpets to the stairs and landing.

Bedroom 1

13' 4" x 11' 10" (4.07m x 3.60m)

Window to the front, built-in wardrobes, feature fireplace, radiator, carpet.

Bedroom 2

10' 10" x 9' 1" (3.29m x 2.78m)

Window to the rear, radiator, carpet.



REAR GARDEN

Block paving to the rear and side of house, pathway leading to brick-built shed at bottom of garden (with power supply). Large lawn area, fenced boundaries. Gated access to the front (vehicular and pedestrian). Outside tap and lights.

DRIVEWAY

6 Parking Spaces

Blocked paved driveway to the front giving space to park 3 cars off the road.







Ground Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.1 sq. feet)



Total area: approx. 61.0 sq. metres (656.6 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.

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.

Andrew & Co Estate Agents - Ashford

01233 632383

info@andrewandco.co.uk

