



48 Park Wood Close, Kingsnorth
£240,000

48 Park Wood Close

Kingsnorth, Ashford

A two-bedroom terraced house, situated within Park Farm, enjoying allocated parking for 1 car, low maintenance garden and offered for sale with no onward chain. Internally, the house would benefit from some modernisation. New windows and rear doors fitted in 2024.

Council Tax band: C

Tenure: Freehold

- Two bedroom terraced house
- Would benefit from some modernising throughout
- New uPVC windows and rear doors fitted recently
- New boiler fitted in 2023
- Low maintenance garden
- 1 allocated parking space
- No onward chain



Entrance Hallway

Partly glazed door to the front, stairs to the first floor, radiator, fitted carpet.

Kitchen

10' 1" x 6' 1" (3.08m x 1.85m)

Window to the front, matching wall and base units with work surfaces over, inset sink/drain, free-standing electric cooker with extractor above, plumbing and space for washing machine, space for free-standing fridge/freezer. Tiled splashback and vinyl flooring.

Living Room

13' 4" x 12' 6" (4.07m x 3.81m)

Sliding doors giving access to the garden, window to the rear, under-stairs cupboard, radiator, fitted carpet.

Landing

Loft access, doors to each room, carpet laid to the stairs and landing.

Bedroom 1

8' 10" x 12' 6" (2.70m x 3.82m)

Windows to the rear, sliding door wardrobe, radiator, fitted carpet.

Bedroom 2

8' 2" x 12' 6" (2.48m x 3.82m)

Windows to the rear, airing cupboard over-stairs, radiator, fitted carpet.

Bathroom

Comprising a bath with mixer taps and shower over, WC, wash basin, extractor fan, radiator, partly tiled walls, vinyl flooring.



GARDEN

Low maintenance rear garden with fenced boundaries, paved area adjacent to the rear of the house, lawn, garden shed and storage unit.

ALLOCATED PARKING

1 Parking Space





Ground Floor

Approx. 27.6 sq. metres (297.3 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



Total area: approx. 55.4 sq. metres (596.2 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.

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



GARDEN

Low maintenance rear garden with fenced boundaries, paved area adjacent to the rear of the house, lawn, garden shed and storage unit.

ALLOCATED PARKING

1 Parking Space

