



13 Lockholt Close, Ashford

Offers in Region of £275,000

13 Lockholt Close

Ashford, Ashford

A three-bedroom mid-terraced house, located within sought after Godinton Park, offered for sale with no onward chain and within short walking distance to Godinton Primary School.
Council Tax band: B

Tenure: Freehold

- 3-bedroom terraced house
- Garage-en-bloc
- Located within Godinton Park
- Would benefit from some internal modernisation
- Walking distance of Godinton Primary School
- No onward chain



Hallway

uPVC glazed door to the front, stairs to first floor, doors into living room, radiator, carpet laid to floor.

Living Room

9' 6" x 16' 0" (2.89m x 4.88m)

Window to the front, under-stairs storage cupboard, radiator, carpet laid to the floor. Open to the Dining Room.

Dining Room

6' 10" x 8' 10" (2.08m x 2.68m)

French doors opening to the garden, radiator, carpet laid to the floor. Door into Kitchen.

Kitchen

7' 5" x 8' 9" (2.26m x 2.67m)

Comprising wall and base units with work surfaces over, inset 1.5 bowl sink/drain, space for free-standing electric cooker with extractor hood above, plumbing and space for washing machine, space for under-counter fridge & freezer. Wall mounted central heating boiler. Window and door to the garden. Tiles splash back and Lino floor tiles.

Landing

Loft access, airing cupboard housing hot water cylinder, carpet laid to the stairs and landing.

Bedroom 1

8' 6" x 12' 0" (2.59m x 3.67m)

Window to the front, fitted wardrobes, radiator, carpet laid to the floor.

Bedroom 2

8' 6" x 11' 0" (2.60m x 3.35m)

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

Bedroom 3

5' 10" x 9' 1" (1.78m x 2.76m)

Window to the front, fitted wardrobe and over bed cabinets, radiator, carpet laid to the floor.

Bathroom

3-piece suite comprising a bath with mixer taps and hand shower attachment with electric shower over, WC, wash basin. radiator. partly tiled walls and vinyl flooring. Window



REAR GARDEN

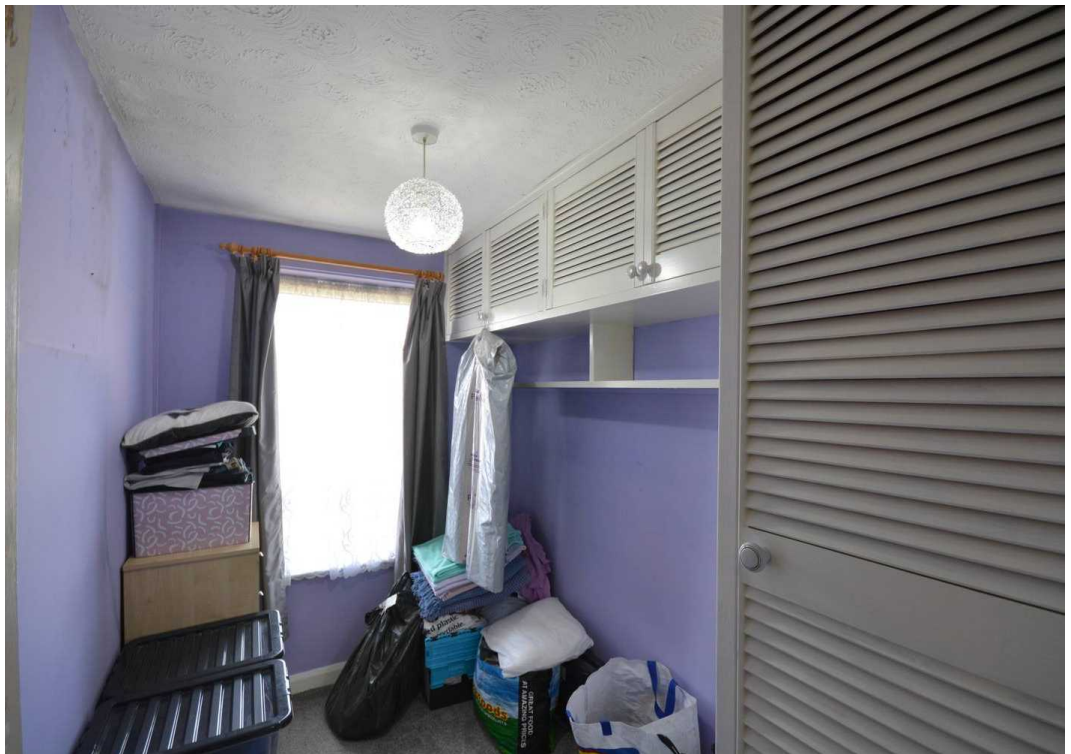
Enclosed garden to the rear, paved patio adjacent to the rear of the house, mostly lawned and sloping up to a higher tier with garden shed a gated rear access.

GARAGE

Single Garage

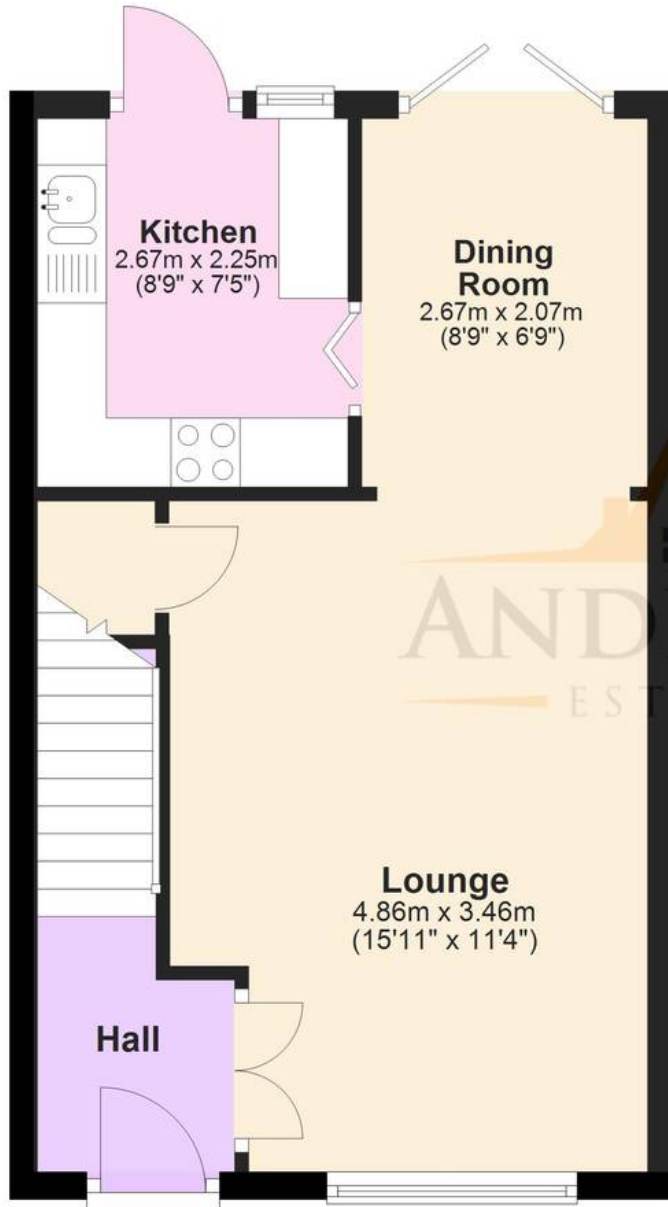
Garage-en-bloc.





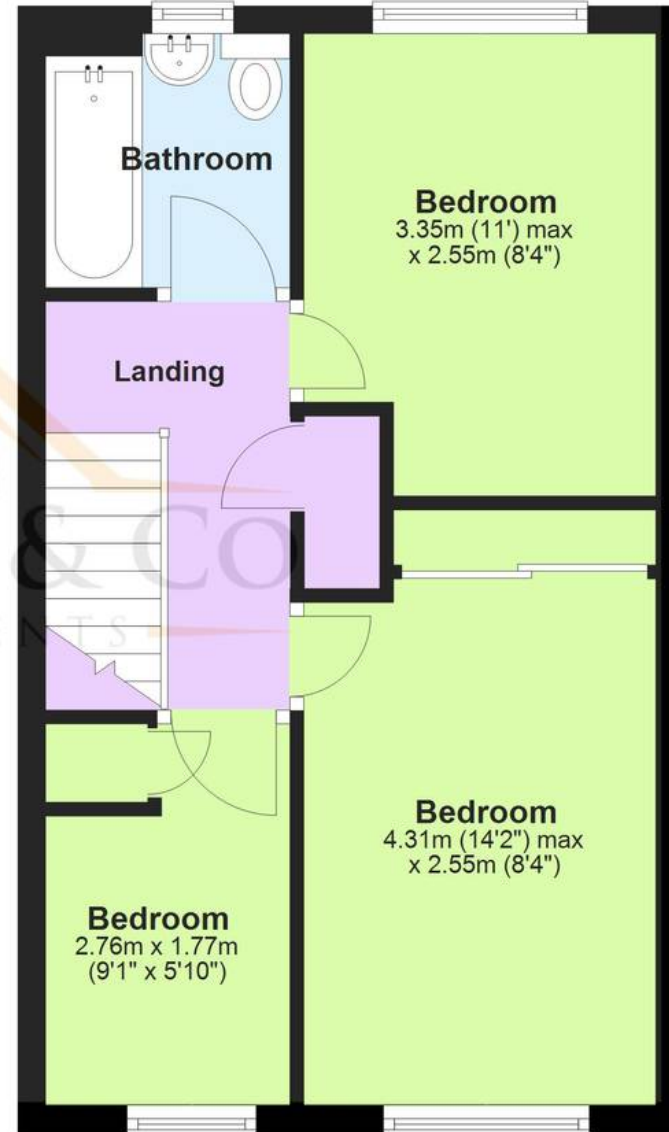
Ground Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



Total area: approx. 68.1 sq. metres (732.6 sq. feet)

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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