



12 Orchard Court, Ashford
£210,000

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Ashford, Ashford

A spacious ground floor maisonette, enjoying a private rear garden, en-suite and wardrobes to bedroom 1, allocated parking for 1 car and located close to the Town Centre & International Station, which are both within walking distance.

Council Tax band: B

Tenure: Leasehold

- Ground floor maisonette
- 2 double bedrooms
- En-suite and fitted wardrobes to bedroom 1
- Spacious feeling throughout
- Private rear garden



Living Room

13' 4" x 13' 10" (4.06m x 4.21m)

Composite door to front, bay window, TV points, radiator, laminate wood flooring. Open to kitchen.

Kitchen

5' 9" x 8' 4" (1.76m x 2.55m)

Modern kitchen featuring matching wall and base cabinets with work surfaces over, inset 1.5 bowl stainless steel sink/drain, built-in electric oven with 4-ring gas hob and extractor over, built-in washing machine and fridge/freezer. Tiled splash back and flooring.

Hallway

Doors to each bedroom and bathroom, storage cupboard housing central heating boiler, radiator, laminate wood flooring.

Bedroom 1

9' 3" x 10' 1" (2.83m x 3.07m)

Door to garden and windows looking out, built-in wardrobes, radiator, fitted carpet.

En Suite

Comprising a square shower cubicle with pivot door and thermostatic shower, WC, wash basin, radiator, shaver socket, extractor fan, partly tiled walls and vinyl flooring.

Bedroom 2

11' 5" x 7' 6" (3.48m x 2.28m)

Window to the rear, radiator, fitted carpet.

Bathroom

Wet room design with fully tiled walls and vinyl flooring, central drain, shower curtain and electric shower, WC, wash basin, radiator, shaver socket, extractor fan, fan heater and window to the rear.



REAR GARDEN

Enclosed garden with gated side access, mostly lawned with borders and hedge to the bottom, paved seating area and pathways. Outside light and power.

ALLOCATED PARKING

1 Parking Space





Ground Floor

Approx. 56.3 sq. metres (605.9 sq. feet)



Total area: approx. 56.3 sq. metres (605.9 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.

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