



38 East Lodge Road, Ashford

In Excess of £260,000

38 East Lodge Road

Ashford, Ashford

A recently refurbished two-bedroom end terrace house, situated within Godinton Park, benefitting from a garage-en-bloc and offered for sale with no onward chain.

Council Tax band: B

Tenure: Freehold

- Two bedroom end of terrace house
- Recently refurbished throughout
- New boiler and electrical consumer unit fitted
- No onward chain
- New flooring and carpets throughout
- New kitchen and bathroom fitted
- Godinton Park location



Porch

uPVC door to the front, window to the side, gas meter cupboard, recess shelving, laminate wood flooring. Door into Living Room.

Lounge

12' 4" x 17' 7" (3.76m x 5.36m)

Window to the front, stairs to the first floor, radiator, laminate wood flooring. Door into Kitchen/Diner.

Kitchen/Diner

7' 6" x 12' 4" (2.28m x 3.77m)

Modern newly fitted kitchen comprising matching and base units with worksurface over, inset stainless steel sink/drainer, built-in electric oven with 4-ring gas hob and extractor hood above, plumbing and space for washing machine, space for free-standing fridge/freezer. Radiator, laminate wood flooring. Windows to the rear and door open in to the garden.

Landing

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

Bedroom 1

8' 0" x 12' 6" (2.43m x 3.80m)

Windows to the front, radiator, fitted carpet.

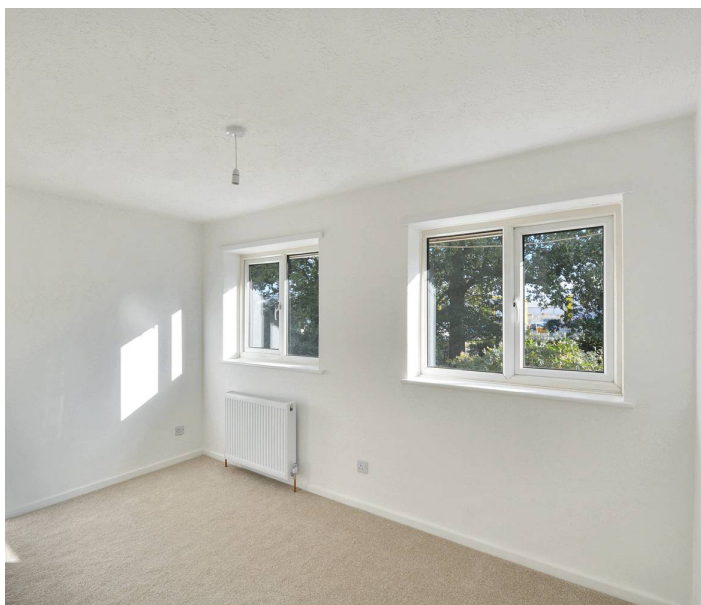
Bedroom 2

7' 7" x 12' 6" (2.30m x 3.80m)

Windows to the rear, over-stairs storage area, radiator, fitted carpet.

Bathroom

Modern newly fitted bathroom comprising a bath with mixer taps and thermostatic shower over with glass screen, WC, wash basin, chrome towel radiator, extractor fan, partly tiled walls and tiled flooring. Storage cupboard.



REAR GARDEN

Low maintenance paved garden with fenced boundaries and gated side and rear access. Outside tap.

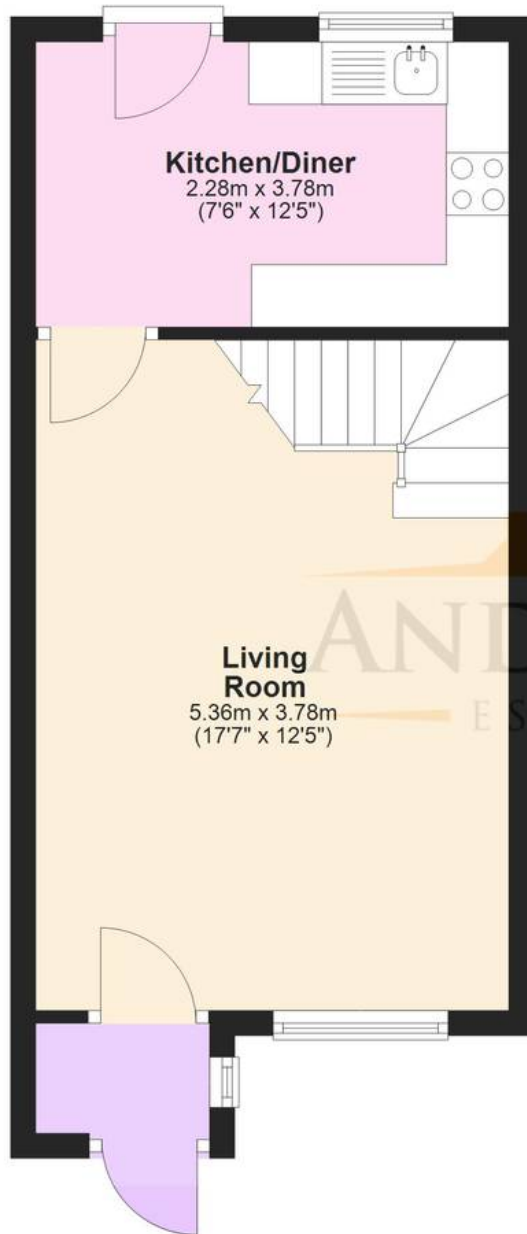
GARAGE

ON STREET



Ground Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



First Floor

Approx. 29.3 sq. metres (314.9 sq. feet)



Total area: approx. 59.9 sq. metres (644.5 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.

Andrew & Co Estate Agents - Ashford

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