



36 Chart Road, Ashford

In Excess of **£450,000**

36 Chart Road

Ashford, Ashford

Spacious 3-bed detached house at £450,000 with development potential. Interior needs modernisation. Large mature North facing garden, detached garage. Ideal family home with scope for transformation. Close to amenities and transport links. Book a viewing to explore the possibilities.

Council Tax band: D

Tenure: Freehold

- £450,000
- No Onward Chain
- Three bedroom detached property
- In need of some modernisation
- Good size plot with potential for a separate dwelling subject to local planning consent
- Ideal investment opportunity
- Large mature North facing garden
- Close to local schools and amenities
- Short drive to International train station



Porch

Upvc Entrance door. Carpet laid to floor. Spot lamp to the ceiling.

Hallway

Wooden Entrance door. Carpet laid to the floor. Radiator to the wall. Understairs cupboard.

Lounge

12' 11" x 13' 11" (3.94m x 4.23m)

Carpet laid to floor. Radiator to the wall. Feature fireplace with a gas fire. Bay window to the front.

Reception Room

13' 11" x 12' 11" (4.25m x 3.94m)

Carpet laid to floor. Radiator to the wall. Feature fireplace. Windows to the front and rear.

Kitchen

Vinyl flooring. Windows to the side and rear. Boiler. Work surface with a metal sink and drainer, gas hob and oven with an overhead extractor. Wall and floor storage units.

Pantry

6' 7" x 2' 8" (2.01m x 0.82m)

Vinyl flooring with a window to the side.

Cloakroom

Window to the rear and a W.C

Rear Porch

Upvc door to the rear garden. Concrete floor. Window to the side.

Landing

Carpet laid to the floor. Radiator to the wall. Window to the front. Loft access.

Family Bathroom

Carpet laid to the floor. Radiator to the wall. Window to the rear. Bath with a shower attachment, W.C and washbasin.



Bedroom

12' 11" x 13' 11" (3.93m x 4.24m)

Carpet laid to floor. Radiator to the wall. Window to the front. Built in double wardrobe.

Bedroom

12' 11" x 13' 11" (3.93m x 4.25m)

Carpet laid to floor. Radiator to the wall. Windows to the front and rear. Built in double wardrobe.

Bedroom

9' 5" x 9' 11" (2.87m x 3.02m)

Carpet laid to floor. Radiator to the wall. Window to the rear. Built in cupboard housing the hot water tank.

Front Garden

Large mature front garden with an asphalt pathway to the side. Mainly laid to lawn with hedgerow borders.

Rear Garden

Large rear garden which is mainly laid to lawn with mature planted areas set around the lawn. Hedgerow borders. A wooden shed and greenhouse. Plus a pathway to the side and front of the property.

GARAGE

Single Garage

Detached garage to the rear of the property.

DRIVEWAY

1 Parking Space

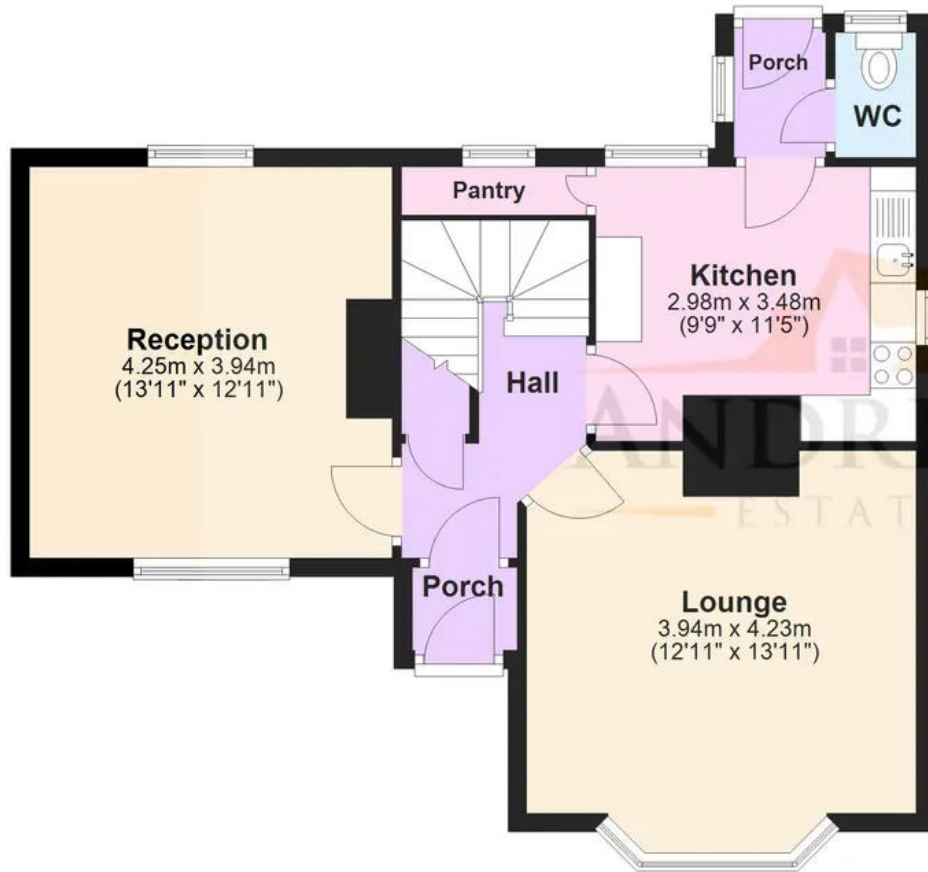






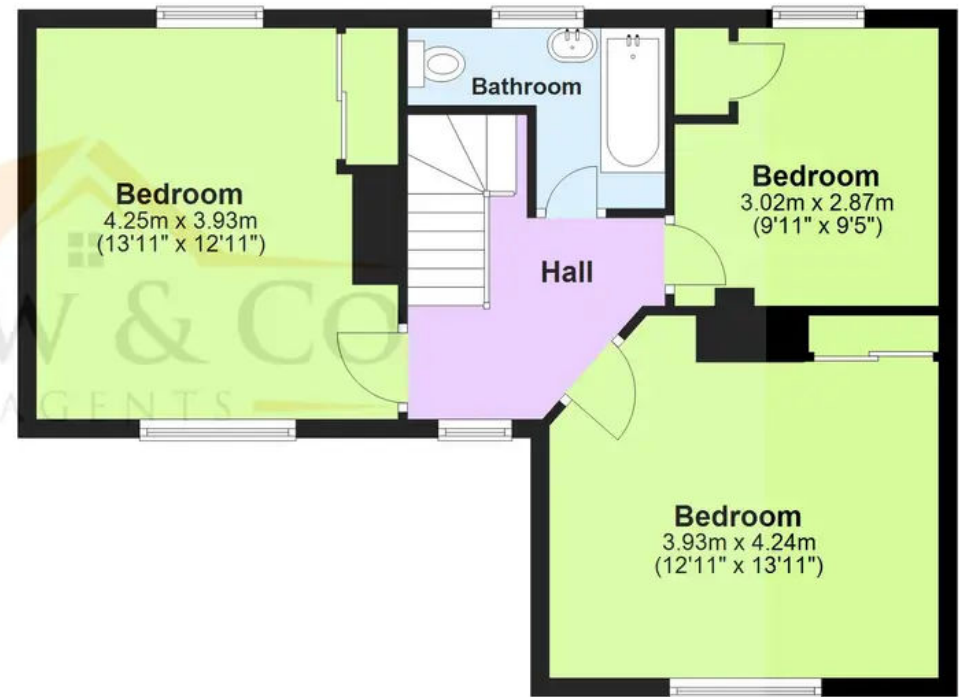
Ground Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.6 sq. feet)



Total area: approx. 113.8 sq. metres (1225.5 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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