



8 Perch Close, Ashford

In Excess of £300,000

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Ashford, Ashford

A neatly presented 2-bedroom house, tucked away within a cul-de-sac position, benefiting from wardrobes to both bedrooms, en-suite to the main bedroom and downstairs cloakroom, solar panels and a garage with allocated parking beside.

Council Tax band: C

Tenure: Freehold

- Two-bedroom end-terrace house
- Downstairs cloakroom
- Modern kitchen/diner
- Built-in wardrobes to both bedrooms
- En-suite to bedroom 1
- Enclosed rear garden
- Garage & allocated parking space
- Sought after Singleton position
- Walking distance of Great Chart Primary School & John Wesley CofE&M Primary School



Entrance Hallway

Partly glazed uPVC door to the front, doors to cloakroom & kitchen/diner, panel radiator, laminate wood flooring.

Cloakroom

Close-coupled WC, wash basin, panel radiator, extractor fan, vinyl flooring.

Kitchen/Diner

13' 11" x 11' 4" (4.25m x 3.45m)

Window to the front, door to lounge, under-stairs storage cupboard. Matching wall and base units with work surfaces over, inset stainless steel 1.5 bowl sink/drain, built-in electric oven, 4-burner gas hob, extractor hood, space and plumbing for washing machine, space for free-standing fridge/freezer, panel radiator, laminate wood flooring.

Lounge

15' 6" x 14' 9" (4.73m x 4.50m)

Patio doors to the garden and window looking out, stairs to the first floor, TV & Tel points, panel radiator, laminate wood flooring.

First floor landing

Window to the side, doors to each bedroom, bathroom and airing cupboard housing central heating boiler, loft access, carpet to the stairs and landing.

Bedroom 1

10' 8" x 10' 6" (3.24m x 3.21m)

Window to the rear, built-in wardrobe, panel radiator, carpet. Door to en-suite.

En-suite

Window to the rear, walk-in shower, close-coupled WC, wash basin, shaver socket, extractor fan, panel radiator, partly tiled walls, vinyl flooring.

Bedroom 2

10' 10" x 8' 3" (3.30m x 2.51m)

Window to the front, built-in wardrobe, panel radiator, carpet.



REAR GARDEN

Patio adjacent to the rear of the house, pathway leading to garden shed, side and rear gated access, lawn, fencing to the boundary.

GARAGE

Single Garage

ALLOCATED PARKING

1 Parking Space

Directly next to the garage







Ground Floor

Approx. 54.3 sq. metres (584.1 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 90.2 sq. metres (970.4 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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