



## 55 Birling Road, Ashford

Offers in Region of £265,000

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Ashford, Ashford

Centrally located 3-bed mid-terraced property in Ashford, ripe for modernisation. Ground floor extension, garage, and rear garden with access. With TLC, this home has potential to be a splendid family space. Unique opportunity for DIY enthusiasts. Council Tax band: B

Tenure: Freehold

- 3 bedroom mid terraced property
- In need of TLC
- Conveniently located for Ashford town centre and train station
- Ground floor extension
- Garage to rear
- Ground floor wc



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### Hallway

With stairs to first floor and door to lounge

### Lounge/Diner

25' 4" x 14' 10" (7.72m x 4.52m)

With bay window to front, the lounge/diner is separated by an archway.

### Kitchen

11' 7" x 9' 0" (3.53m x 2.74m)

With range of cupboards and drawers beneath worksurfaces with wall mounted units. Window to rear and door leading to rear lobby. One and half bowl stainless steel sink with mixer tap, 4 ring gas hob with low level oven and overhead extractor fan, space and plumbing for washing machine.

### Rear lobby

With door to rear garden.

### Cloakroom

With low level wc and obscured window to side.

### Landing

### Bedroom

12' 8" x 8' 9" (3.86m x 2.67m)

With window to front.

### Bedroom

10' 0" x 9' 2" (3.05m x 2.79m)

With window to rear.

### Bedroom

8' 0" x 6' 3" (2.44m x 1.91m)

With window to front.

### Family Bathroom

Suite comprising low level wc, wash hand basin and panelled bath with obscured window to rear.



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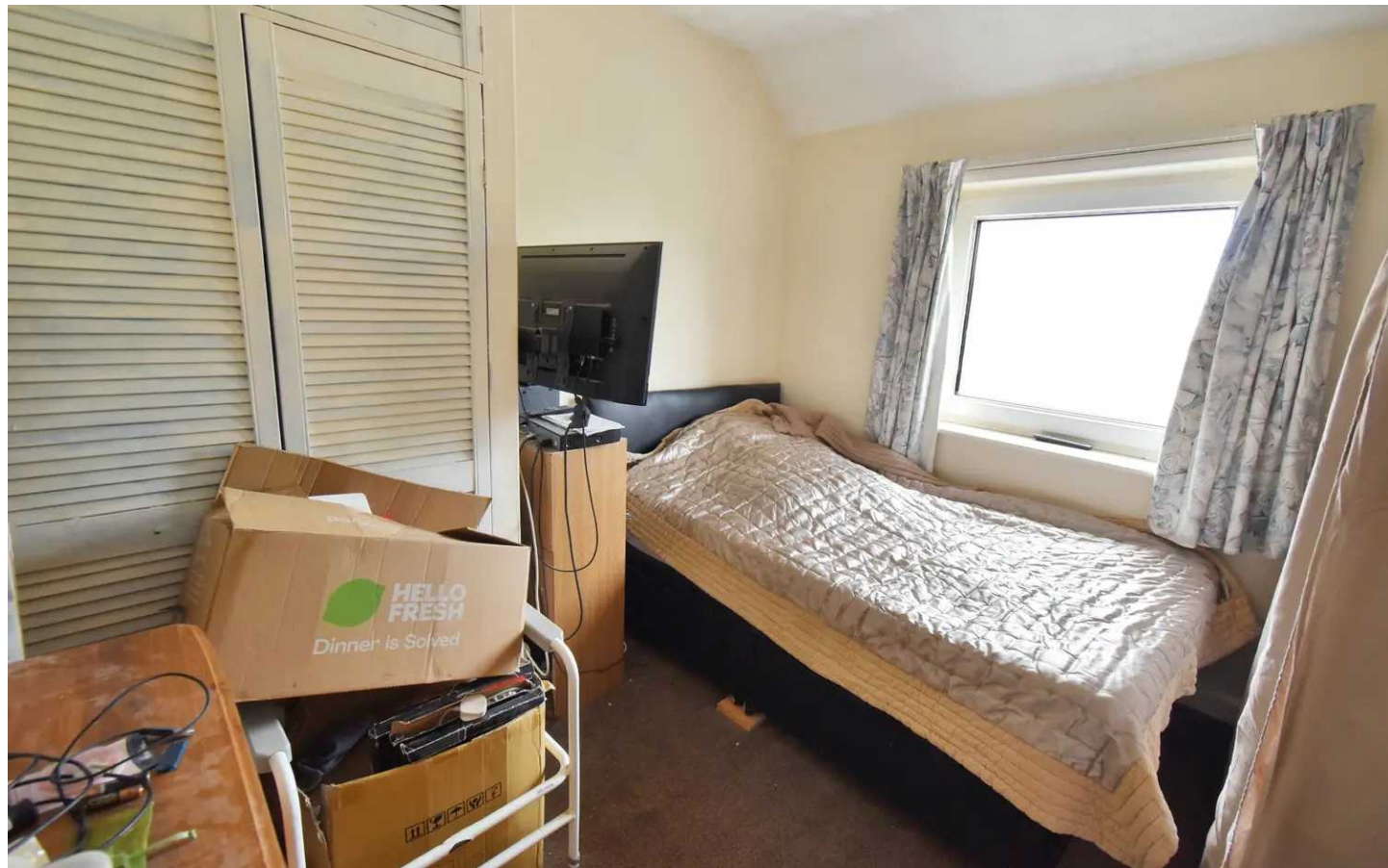
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### **FRONT GARDEN**

The front garden is laid to lawn with path leading to front door.

### **GARDEN**

The rear garden has gated rear access and timber shed.

### **GARAGE**

Single Garage

With up and over door and personal door to rear garden.



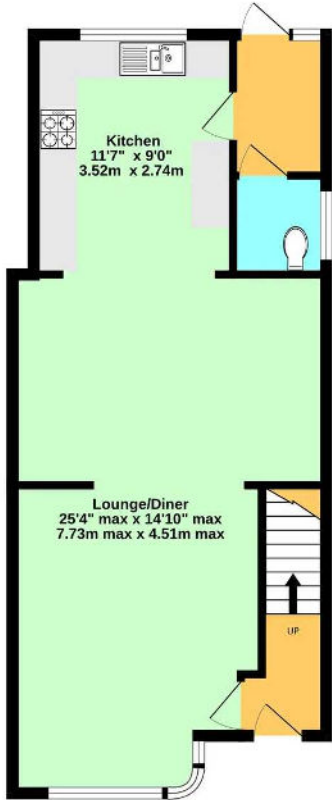




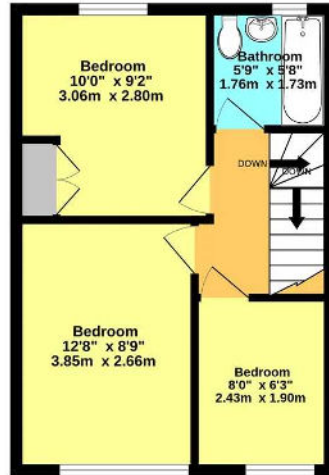




Ground Floor



1st Floor



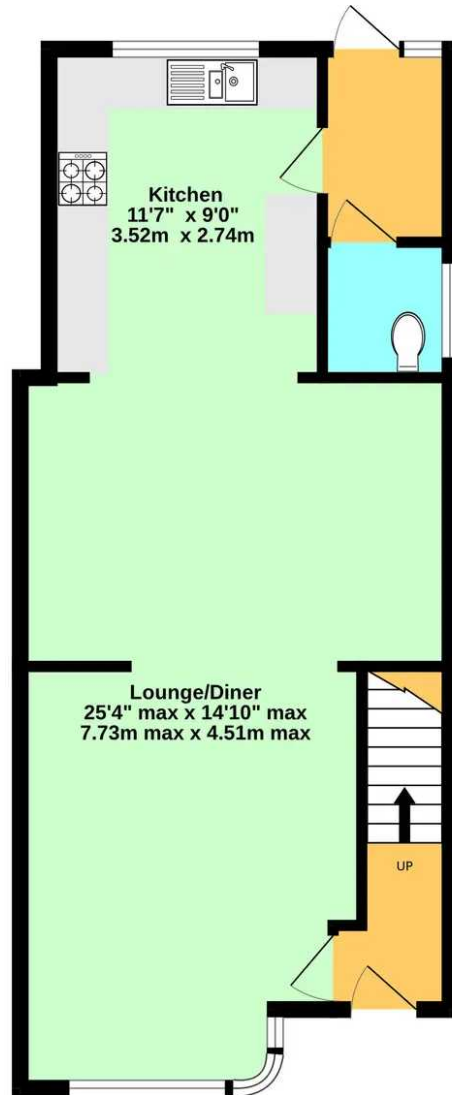
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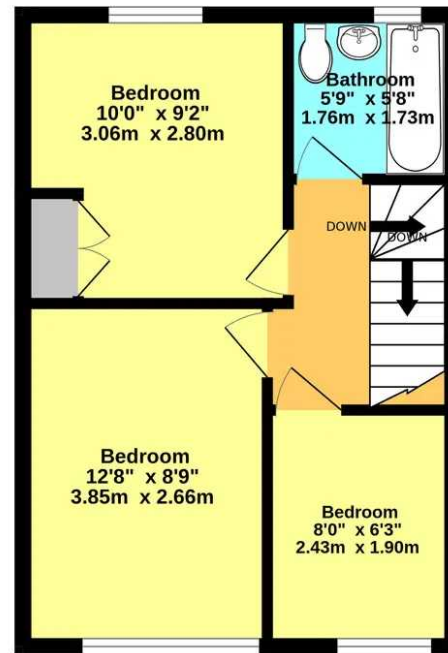
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Ground Floor



1st Floor



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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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