



13 Vincent Place, Kennington
£395,000

13 Vincent Place

Kennington, Ashford

A 3-bedroom detached home located with the sought after Little Burton development in Kennington, enjoying a tucked away position with children's play park to the front, offer for sale with no onward chain.

Council Tax band: E

Tenure: Freehold

- 3 bedroom detached home
- Garage and driveway parking
- Popular Little Burton location
- No onward chain
- Kitchen/breakfast room with utility area
- Fitted wardrobes to bedrooms 1 & 2
- En-suite to bedroom 1



Hallway

Composite door to front, doors to Kitchen, Living Room and Cloakroom, internal door to garage, stairs to first floor, radiator, laminate wood flooring.

Cloakroom

Comprising a WC, wash basin, extractor fan, radiator, laminate wood flooring.

Kitchen/breakfast Room

16' 8" x 7' 10" (5.08m x 2.40m)

Matching wall and base units with work surfaces over, inset 1.5 bowl stainless steel sink/drain, built-in electric oven with 4-ring gas hob and extractor above, plumbing and space for dishwasher, space for fridge/freezer.

Plumbing and space for washing machine and tumble dryer within utility area, wall-mounted central heating boiler. Door to outside. Two radiators, laminate wood flooring. Bay window to the front.

Lounge/Diner

10' 2" x 20' 1" (3.11m x 6.13m)

Windows and doors to the rear looking out and opening to the garden, TV & Tel points, two radiators, fitted carpet.

First Floor Landing

Doors to each bedroom and family bathroom, loft access, airing cupboard, radiator, fitted carpet to the stairs and landing.

Bedroom 1

12' 0" x 10' 2" (3.66m x 3.11m)

Window to the rear, built-in wardrobes, radiator, fitted carpet.

En Suite

Comprising a rectangular shower enclosure with opening door and thermostatic shower, WC, wash basin, extractor fan, radiator, part tiling to the walls and vinyl floor. Window to the rear.

Bedroom 2

11' 0" x 11' 3" (3.36m x 3.43m)

Windows to the front, built-in wardrobe, radiator, fitted carpet



REAR GARDEN

Enclosed garden with patio adjacent to the rear of the house, mostly lawned with planted borders. Secondary patio space to the left hand side, personal access down both sides of the house with gates leading to the front of the house.

GARAGE

Single Garage

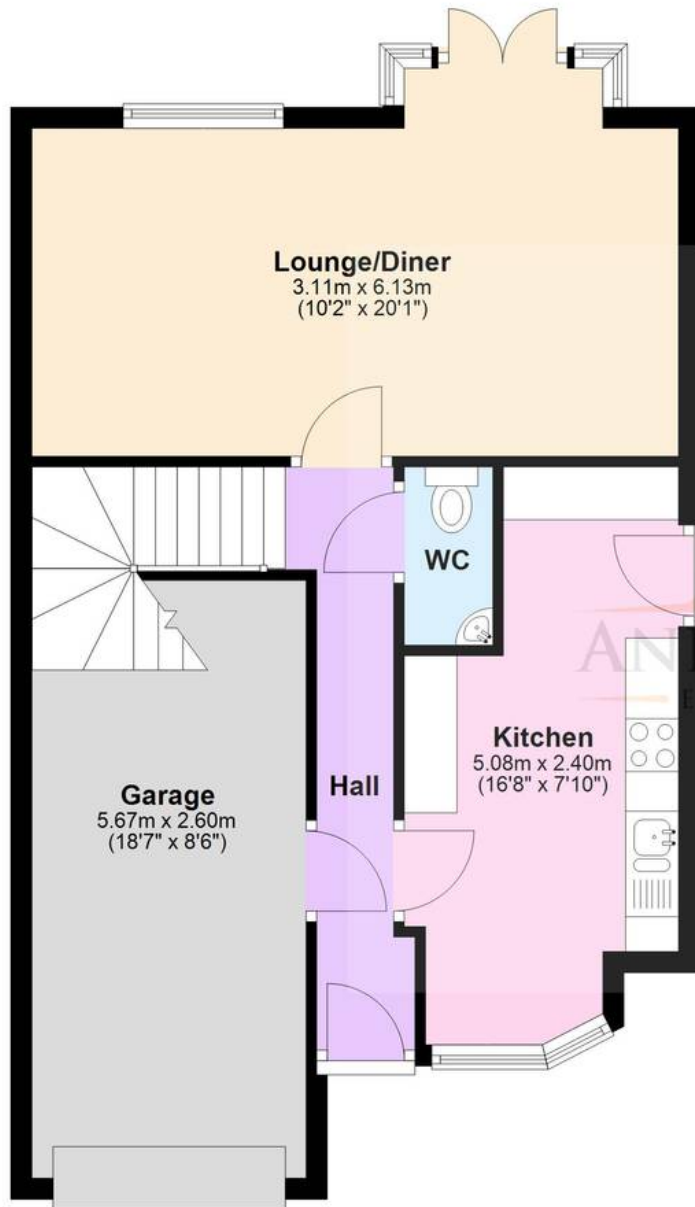
DRIVEWAY

1 Parking Space



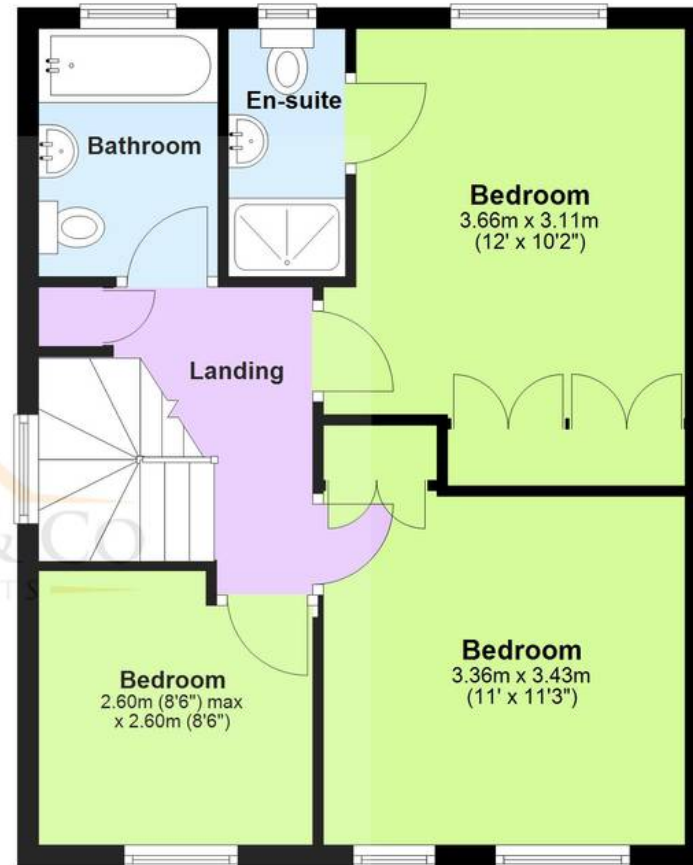
Ground Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



Total area: approx. 103.7 sq. metres (1116.3 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.

Andrew & Co Estate Agents - Ashford

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