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ESTATE AGENT
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40 Sussex Avenue, Ashford. TN24 8NB.

£299,995 Freehold

Property Summary

"I really like the position of this character three bedroom house found within walking distance of the town centre and railway station". - Philip Jarvis, Director.

A three bedroom end of terraced Victorian property found in ever popular Sussex Avenue in Ashford.

Both the sitting room and dining room boast feature ornate fireplaces and sash windows. There is a modern kitchen and contemporary bathroom.

Upstairs are the three bedrooms. There is an enclosed garden with pedestrian access to the rear.

The town centre is only a short walk away, as also is the railway station with access to London. The M20 motorway is also only a short driveway.

An early viewing comes most recommended to fully appreciate this property.

Features

- Character Three Bedroom End Of Terrace House
- Two Separate Reception Rooms
- Enclosed Rear Garden
- Popular Residential Area
- Council Tax Band B
- Walking Distance of Town Centre
- Modern Kitchen & Bathroom
- Gas Central Heating
- EPC Rating: E

Ground Floor

Entrance Door To:

Hall

Stairs to first floor. Radiator. Laminate floor. Door to:

Sitting Room

12' 8" x 10' 10" (3.86m x 3.30m) Sash bay window to front. Marble fireplace with tiled inserts. Radiator. Laminate floor.

Dining Room

14' 0" into understairs space x 11' 5" (4.27m x 3.48m) Sash window to rear. Feature fireplace. Radiator. Laminate floor. Door to:

Kitchen

2.95m x 2.49m (9' 8" x 8' 2") Window and door to side. Range of base and wall units. Butler sink. Built in electric oven and gas hob with extractor over. Granite worktops. Tiled floor. Wall mounted Worcester boiler. Plumbing for washing machine and space for fridge. Door to:

Bathroom

Double glazed skylight to rear. Modern contemporary suite of white low level wc, rectangle hand basin and rectangle bath. Separate shower unit. White towel rail. Tiled floor. Extractor.

First Floor:

Landing

Access to loft. Radiator.

Bedroom One

14' 4" x 11' 0" (4.37m x 3.35m) Sash window to front. Radiator. Cupboard.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m) Sash window to rear. Radiator.

Bedroom Three

9' 6" x 8' 5" (2.90m x 2.57m) Sash window to rear. Radiator.

Exterior:

Front

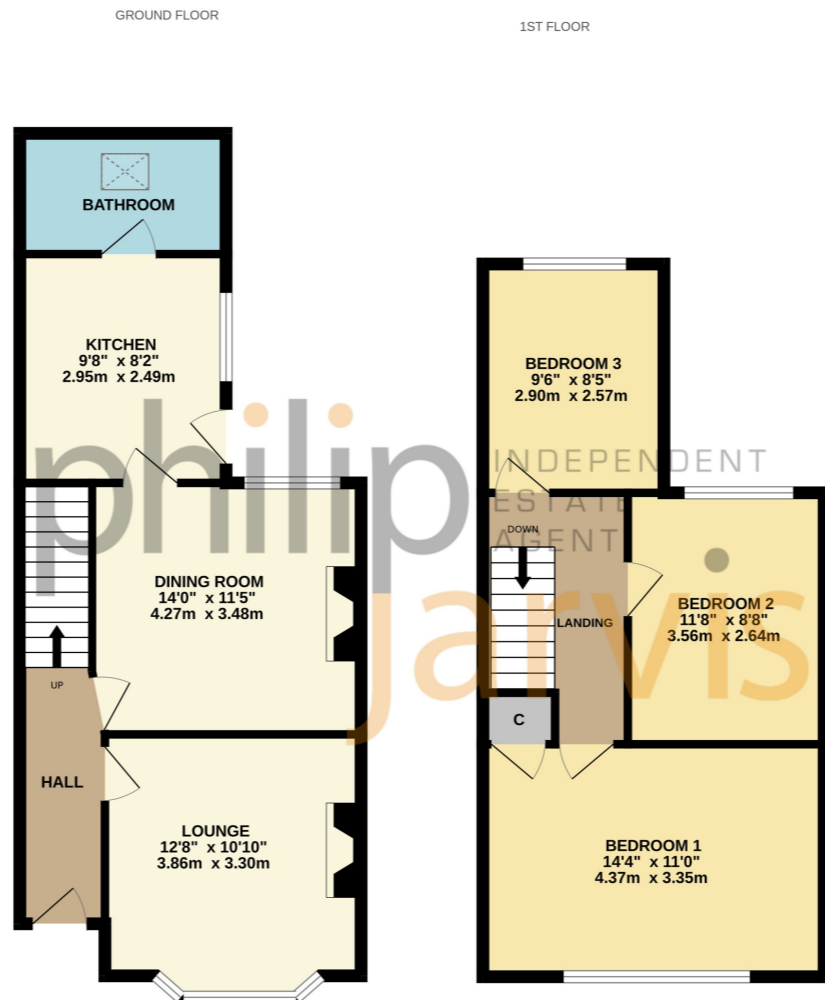
Small area to front with brick wall.

Rear Garden

Approximately 20ft in length. Small patio area. Shrub beds. Garden shed. Path leading to pedestrian gate at the bottom of the garden.

Agents Note

In accordance with The Estate Agents Act 1979, we hereby declare that the owners of this property are employees of Philip Jarvis Estate Agent Ltd.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 82 |
| (55-68) D | | |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



Viewing Strictly By Appointment With

