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ESTATE AGENT
Jarvis



19 Pipin Crescent, Finberry, Ashford, Kent. TN25 7GL.

£315,000 Freehold

Property Summary

"Crest Nicholson build to a very high standard. I believe this will make a good starter home, on the ever popular Finberry Development". - Sam Newman, Senior Sales Executive.

This well presented two bedroom semi detached house was built by Crest Nicholson, approximately five years ago meaning it still has the remainder of the NHBC new build warranty.

The 'Thurnham' Design offers open plan accommodation to include a living space with large bay window to the front and a kitchen area. The property also boasts a useful utility space and cloakroom.

Upstairs there are two double bedrooms, the larger of the bedrooms has a built in wardrobe. There is also a large modern bathroom with separate shower cubicle.

Outside there is an enclosed 30ft rear garden laid mainly to artificial lawn with patio running around three sides, with a most useful shed, positioned at the end of the garden.

To the side of the property is a carport and driveway. This provides parking spaces for two vehicles.

Well positioned, the popular Finberry Development provides good access to Ashford town centre, the international railway station and M20 motorway. Also within the development there is Finberry Primary school which has a 'Good' Ofsted Rating.

This property is being sold with no forward chain, so book an appointment today to fully appreciate everything on offer.

Features

- Two Bedroom Semi-Detached House
- Open Plan Living/Kitchen Area
- Utility & Cloakroom
- Enclosed Rear Garden Laid To Artificial Lawn
- Remainder Of NHBC Warranty
- Council Tax Band C
- 'Thurnham' Design Layout
- Two Double Bedrooms
- Carport & Driveway
- No Forward Chain
- EPC Rating: B

Ground Floor

Front Door Leads Into

Living Area

16' 3" max x 16' 2" (4.95m x 4.93m) Double glazed UPVC bay window to front. Thermostat. Two radiators. TV point. Door to cupboard with BT point and consumer unit. Amtico flooring. Open plan living area leads through to

Kitchen Area

7' 0" x 6' 9" (2.13m x 2.06m) Double glazed UPVC window to rear. Range of base and wall units. Stainless steel one and a half sink. Localised tiling. Integrated Bosch fridge/freezer. Integrated dishwasher. Electric Bosch oven with gas hob and extractor over with lights. Splash back. Under counter lights. Recess lighting. Amtico flooring.

Utility Room

Door to rear garden with obscured glass. Radiator. Range of base and wall units and cupboard housing Potterton boiler. Stainless steel sink. Localised tiling. Space for washing machine and tumble dryer. Extractor. Amtico flooring.

Cloakroom

Double glazed window to rear. Radiator. Concealed low level WC. Wall mounted basin with localised tiling. Extractor. Recess light.

First Floor

Landing

Bedroom One

12' 5" x 10' 1" (3.78m x 3.07m) Double glazed window to front. Radiator. Telephone point. TV point. Thermostat. Built in wardrobe with sliding doors. Fitted carpet.

Bedroom Two

12' 5" x 8' 8" (3.78m x 2.64m) Double glazed window to rear and side. Radiator. Fitted carpet. Loft access with ladder.

Bathroom

Double glazed window to rear with obscured glass. White contemporary four piece suite comprising of low level WC, wall mounted rectangular basin, panelled bath with shower attachment and fully tiled shower unit. Chrome towel rail. Localised tiling. Shaver charger point., Extractor and spotlights.

Exterior

Front

Hedge to front border. Slate decoration. Outside light.

Parking

Carport and driveway for two vehicles. Light and two power points in carport.

Rear Garden

Patio area to rear and side. Artificial lawn. Outside lighting. Outside tap. Rear access. Brick wall to side boundary.

Agents Note

1. There is a service charge of approximately £450.00 per annum.
2. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing Strictly By Appointment With

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.

