



philip INDEPENDENT
ESTATE AGENT
Jarvis



20 Wheeler Street, Headcorn, Ashford, Kent. TN27 9SJ.

£290,000 Freehold

Property Summary

"This is great opportunity to put your own stamp on a house and start from scratch". - Matthew Gilbert, Branch Manager.

Presenting to the market this three bedroom semi detached cottage located in a prime position within Headcorn village.

It is in need of complete refurbishment from top to toe but would be a fantastic for someone with a great eye for design.

The property to the ground floor comprises of an entrance hall, lounge, kitchen and bathroom. To the first floor there are three bedrooms.

Externally there is a front garden offering parking as well as an incredibly large garden to the rear that is a true blank canvas.

Added to this the home is available with no forward chain.

The location of this home is great for someone looking to make the most of village life, being in walking distance to the high street with all of its shops and amenities as well as great commuter link with its mainline station to London and access to the M20 via Leeds Castle.

It is quite rare that a home like this would reach the open market so book a viewing to avoid disappointment.

Features

- Three Bedroom Semi-Detached House
- Large Rear Garden
- Off Road Parking
- Council Tax Band C
- Full Updating Required
- Popular Village Location
- Downstairs Bathroom
- EPC Rating: G

Ground Floor

Front Door To

Hall

Stairs to first floor. Electric radiator.

Kitchen

9' 0" x 8' 2" (2.74m x 2.49m) Window to rear. Sink. Small tiled section. Wall cabinets. Cooker to remain.

Lounge

13' 6" x 13' 5" (4.11m x 4.09m) Window to front. Electric radiator. Wall mounted consumer unit. Two separate cupboards. Open fireplace with surround. Picture rail.

Rear Hall

Door to rear access.

Bathroom

Obscured window to rear. Wall heater. Low level WC. Wash hand basin. Bath.

First Floor

Bedroom One

13' 6" x 10' 0" (4.11m x 3.05m) Window to front. Wardrobe. Cupboard housing water tank. Fireplace. Picture rail.

Bedroom Two

11' 7" x 7' 10" (3.53m x 2.39m) Window to rear. Cupboard. Fireplace. Picture rail.

Bedroom Three

8' 3" x 7' 6" (2.51m x 2.29m) Window to side. Electric panel heater. Picture rail.

Exterior

Front Garden

Lawned area. Shrubs. Plants and borders. Gate to side access. Footpath to front door.

Parking

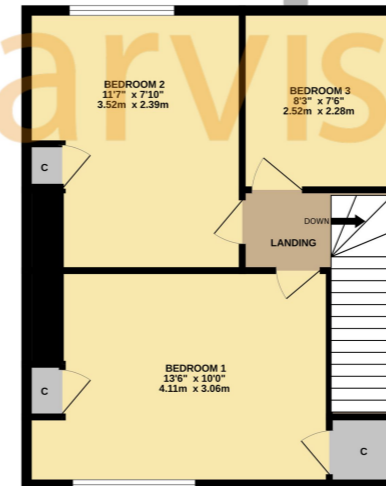
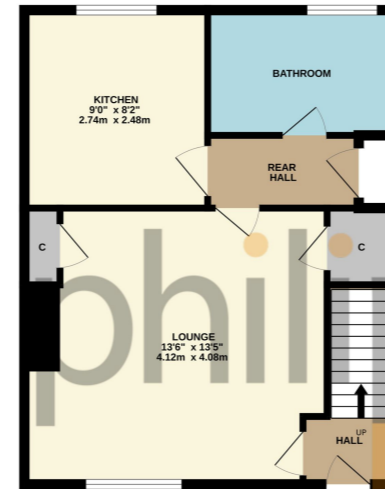
Parking for one vehicle on driveway.

Rear Garden

Side access. Extensive lawned garden. Small poly tunnel and greenhouse to remain. Outside tap. Large tree and bushes to the side and rear.



GROUND FLOOR



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.
Made with Metropix 02/24

INDEPENDENT ESTATE AGENT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	19	
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.

