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**62 Nuthatch Drive, Finberry, Ashford, Kent. TN25 7AA.**

**£295,000 Freehold**

## Property Summary

"These two bedroom houses are so well proportioned and the Finberry Park development remains so popular". - Philip Jarvis, Director.

This two bedroom semi-detached house was built by Crest Nicholson, approximately six year ago. It is a "Brook" design which offers open plan accommodation to include a living and kitchen area. There is also a cloakroom downstairs.

Upstairs there are two double bedrooms plus a large bathroom with separate shower cubicle.

There is an attractive enclosed rear garden with an additional area to on side plus a garden shed/ There is a further patio area to the bottom of the garden. There is a car port for one car next to the property and a further allocated parking space found nearby.

Ashford town centre is within easy access by car. There is the High Speed rail service from Ashford to London St Pancras. There is also access to the M20 motorway at Junction 10.

This house is also being sold with no onward chain.

## Features

- Two Bedroom Semi Detached 'Brook' Design House
- Double Doors Onto Garden
- Modern Bathroom With Separate Cubicle
- Two Double Bedrooms
- Carport Next To Property With Second Space
- Council Tax Band C
- Open Plan Living Room/Kitchen Area
- Enclosed Rear Garden Laid To Lawn
- Modern Fitted Kitchen
- Downstairs Cloakroom
- EPC Rating: B

## Ground Floor

### Entrance Door To:

### Hall

Stairs to first floor. Understairs cupboard. Radiator.

### Cloakroom

Suite of low level WC and wall hung hand basin. Local tiling. Extractor. Radiator. Amtico flooring.

### Kitchen Area

12' 5" x 6' 5" (3.78m x 1.96m) Double glazed window to front. Range of contemporary base and wall units. Bosch stainless steel electric oven and gas hob with extractor over. Stainless steel 1 1/2 bowl sink unit. Integrated fridge and freezer. Washing machine. Amtico flooring. Leads through to:

### Living/Dining Room

15' 3" x 13' 8" (4.65m x 4.17m) Double glazed doors with double glazed full length windows to either side. Two radiators. Amtico flooring.

## First Floor

### Landing

### Bedroom One

13' 8" x 10' 8" (4.17m x 3.25m) Double glazed window to rear. Radiator. Double wardrobe. Fitted carpet.

### Bedroom Two

13' 8" x 8' 2" (4.17m x 2.49m) Double glazed window to front. Radiator. Airing cupboard. Fitted carpet.

### Bathroom

White suite of low level WC, pedestal hand basin and panelled bath. Separate fully tiled shower cubicle. Part tiled walls. Chrome towel rail. Recess lighting. Extractor.

### Exterior

#### Front Garden

Small area to front with shrub bed.

#### Rear Garden

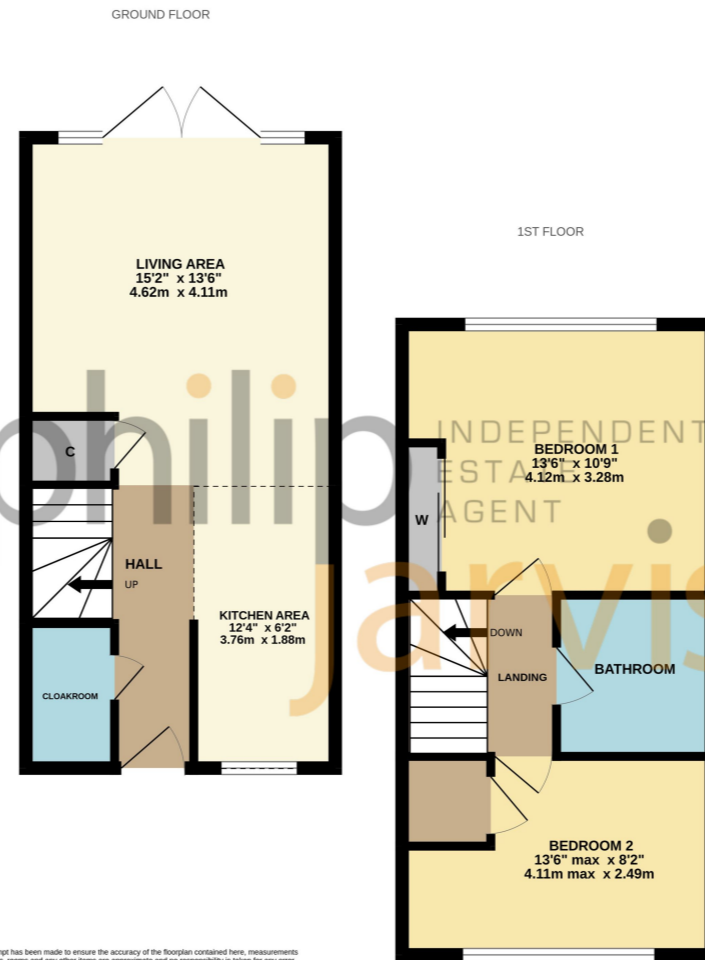
Enclosed area laid mainly to lawn with patio area and garden shed. There is a further patio area to the bottom of the garden and a useful area to one of the house with a gate to the front of the property.

#### Parking

There is a car port for one next to the property car plus a further allocated parking space found nearby.

#### Agents Note

1. There is a service charge in this development. It is currently approximately £450.00 per year in 2023/2024.
2. There are a series of covenants for the Development. Ask the Agent for more information.



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 (2024)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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