



**2 Drake Road, Ashford, TN24 0UP**  
**£350,000**



## 2 Drake Road, Ashford, TN24 0UP £350,000

Located on the popular Highfield development in Willsborough, Ashford, this three-bedroom detached home on Drake Road offers an exciting opportunity for buyers looking for a property with great potential. The accommodation includes a spacious lounge, a kitchen/diner, a ground floor WC, three bedrooms, and a first-floor shower room. The property also benefits from an integral garage with lighting and plumbing for white goods.

Since purchasing in 2021, the current owner have invested in a range of energy-saving upgrades, including a 2.9kWp solar panel system on the east-facing roof, complemented by a 15kWh Huawei Fusion Solar battery and a 5kW hybrid inverter. This system provides an estimated £400 per year in energy savings. The home also features an Octopus Energy smart electricity meter, and an Octopus Cosy 6 air-source heat pump with a 180-litre water tank located in the garage. Three new radiators have been installed in the lounge, hallway, and bathroom, improving the heating efficiency throughout the home.

Additional improvements include a 7kW Rolec electric vehicle charger in the garage, upgraded loft insulation to 270mm with boarding for storage, and new lighting in both the loft and garage. A new shower tray has been installed, alongside a new electrical consumer unit with upgraded 25mm<sup>2</sup> tails, 16mm<sup>2</sup> earth, and an increased mains power supply upgraded from 60A to 100A via a 35mm<sup>2</sup> aluminium cable, offering future-proofed electrical capacity.

While these significant energy and infrastructure upgrades have been made, the property is ready for further cosmetic updating, providing the perfect opportunity for a new owner to personalise it to their own taste. The asking price reflects the work required, making this an ideal purchase for those looking to add value in a popular Ashford location.

## Description

### Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

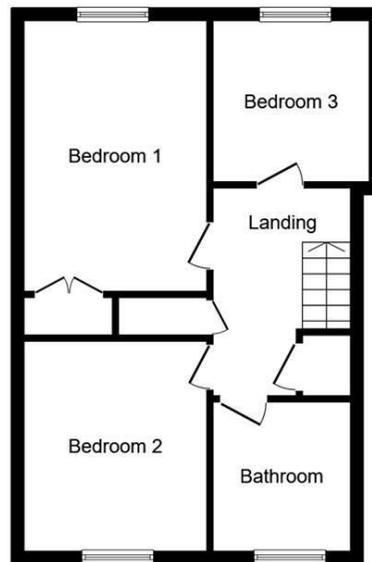
## Situation

Situated on Drake Road within the popular Highfield development. This home is well situated within close proximity to many local amenities including a local primary school, shops, convenience stores, post office, doctor's surgery, Ashford's town centre, designer outlet, and transport links including; junction 10 of the M20 and Ashford's international train station which conveniently offers the high-speed service.



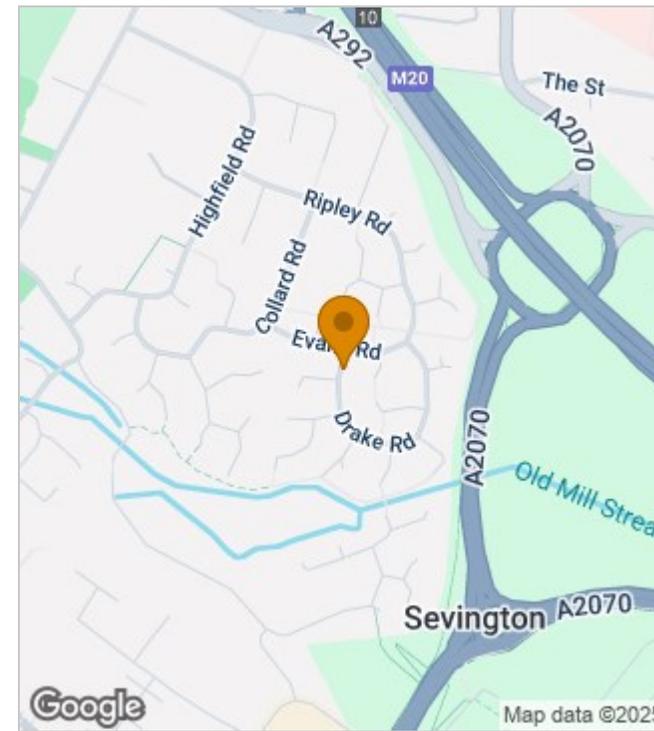


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>73</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP  
 Tel: 01227 949291 | Email: sales@zesthomes.uk  
 www.zesthomes.uk

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.