



157 Christchurch Road, Ashford, Kent, TN23 7UY

Guide Price £325,000

GOULD
HARRISON

GUIDE PRICE £325,000 - £350,000

An attractive end of terrace home close to Victoria Park, offered for sale with no onward chain.

The property comprises an entrance hall, sitting room, dining room, kitchen, utility, cloakroom, three bedrooms and first floor bathroom/WC. A generous garden can be found to the rear which enjoys a southerly aspect, whilst the property has gas central heating and double glazing installed.

Ashford town centre and mainline station are just a short walk away along with the renowned McArthurGlen designer outlet.



Entrance Hall

Stairs to first floor, door to:

Sitting Room 11'8 plus bay x 11'3 (3.56m plus bay x 3.43m)

Bay window to front, radiator, coved ceiling, feature fireplace.

Dining Room 12'2 x 12'0 (3.71m x 3.66m)

Window to rear, radiator, coved ceiling, door through to:

Kitchen 13'9 x 9'2 (4.19m x 2.79m)

Generous range of fitted wall and base units, stainless steel sink with mixer tap and drainer unit, localised tiling, electric oven, four ring gas hob with stainless steel surround, double glazed window and casement door to side, storage beneath the stairs.

Utility Room

Double glazed window to rear, radiator.

Cloakroom

Low level WC, wash basin.

First Floor:

Landing

Doors to:

Bedroom One 14'8 x 11'8 (4.47m x 3.56m)

Double glazed window to front, radiator, coved ceiling, recessed storage space.

Bedroom Two 12'2 x 9'5 (3.71m x 2.87m)

Double glazed window to rear, radiator, recessed storage space.

Bedroom Three 9'5 x 7'7 plus recess (2.87m x 2.31m plus recess)

Double glazed window to rear, radiator.

Bathroom

White suite comprising panelled bath with mixer tap and electric shower over, low level WC, pedestal hand basin, chrome heated towel rail, double glazed window to rear.

Rear Garden

Enjoying a sunny, southerly aspect, pleasantly enclosed with side gated access, raised decked seating area, outside cold water tap.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: B.

