



62 Nuthatch Drive, Finberry, Ashford, TN25 7AA

Guide Price £300,000

**GOULD
HARRISON**

A very pleasantly appointed semi-detached home on the popular Finberry development, offered for sale with no onward chain. This lovely modern home comprises an entrance hall, fitted kitchen, sitting/dining room, cloakroom, two double bedrooms and four piece bathroom/WC. Easy to maintain rear garden is complemented by the car port with additional parking space along with gas central heating and double glazing. EPC Rating - B (83).



Entrance Hall

Stairs to first floor, doors to:

Cloakroom

Double glazed window to front, low level WC, wash basin with mixer tap and localised tiling, extractor fan and radiator.

Sitting/Dining Room 15'3 x 13'8 (4.65m x 4.17m)

Double glazed French doors to rear, radiator, television aerial point, telephone point.

Kitchen 12'5 x 6'5 (3.78m x 1.96m)

Double glazed window to front, fitted wall and base units, stainless steel one and a half bowl sink with mixer tap and drainer unit, four ring gas hob with extractor hood and lighting over, electric oven, under counter fridge and freezer, plumbing and space for washing machine, downlighters, extractor fan.

First Floor:

Landing

Doors to:

Bedroom One 13'8 x 10'8 (4.17m x 3.25m)

Double glazed window to rear, radiator, built in wardrobes.

Bedroom Two 13'8 x 8'2 (4.17m x 2.49m)

Double glazed window to front, radiator.

Bathroom/WC

Four piece bathroom suite comprising a panelled bath with mixer tap and shower attachment, shower cubicle housing mains shower with glazed screen and tiled surround, low level WC, wash basin, chrome heated towel rail, extractor fan.

Rear Garden

Pleasantly enclosed outside space on a corner position which is mainly laid to lawn with a paved patio seating area, panelled enclosed fencing, wood built shed, outside lighting, side gated access.

Carport & Parking

Carport providing a covered parking area with power and a further space for one car.

Tenure

Freehold.

Annual management charge of approximately £580.00

Services

All mains services connected.

Council Tax

Ashford Borough Council Tax Band: C.

