



8 Violet Way, Kingsnorth, Ashford, TN23 3GH

Price £315,000

**GOULD
HARRISON**

Well positioned three bedroom end of terrace house in immaculate order throughout.

Attractive rear garden with garage and parking.

There is a modern fitted kitchen, bathroom and en suite shower room, with modern gas boiler for central heating and domestic hot water.



Double glazed panelled Front Door to:

Hallway

With staircase to first floor.

Downstairs Cloakroom

White pedestal wash hand basin and low level WC.

Lounge/Dining Room 14'9 x 13'6 (4.50m x 4.11m)

Feature electric fireplace, large under stairs storage cupboard, UPVC double glazed window to rear and casement doors to rear garden.

Kitchen 10'2 x 8'0 (3.10m x 2.44m)

Well fitted with wood effect worktops, drawers and cupboards, wall cupboards, stainless steel 1 1/2 bowl sink unit, stainless steel gas hob with extractor above and low level oven, space and plumbing for appliances, cupboard housing Worcester gas boiler.

First Floor:

Landing

Airing cupboard, access to loft space, doors to:

Bedroom One 9'10 x 8'5 (3.00m x 2.57m)

Double glazed window to front, recessed double wardrobe cupboard, door to:

En Suite Shower Room

White suite comprising glass fronted shower cubicle with tiled surround, pedestal wash hand basin, low level WC, local wall tiling, extractor fan.

Bedroom Two 9'8 x 8'9 (2.95m x 2.67m)

Double glazed window to rear.

Bedroom Three 6'9 x 6'3 (2.06m x 1.91m)

Double glazed window to rear.

Bathroom

Modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC, local wall tiling.

Outside

Brick boundary wall to the front with side access to nicely enclosed rear garden with lawned area and decking. Rear gated access.

UPVC personal door to:



Brick Garage

With up and over door and electric light and power. Additional car parking space.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: D.

Declaration of Interest:

Under Section 21 of The Estate Agents Act 1979, we hereby declare a personal interest in the sale of this property. The vendor's relative is connected to Gould & Harrison.