



7 Heritage Road, Kingsnorth, Ashford, TN25 7LF

**Offers In Excess Of £355,000**

**GOULD  
HARRISON**

Spacious modern town house in sought after location with well planned accommodation in good order throughout with No Onward Chain. The light and airy accommodation comprises an inviting hallway, cloakroom, lounge, kitchen/dining room, three bedrooms and family bathroom to the first floor along with a particularly impressive principal bedroom to the top floor and en suite. To the rear is a pleasantly enclosed garden with the property also enjoying gas central heating, double glazed, an open fronted car barn providing covered parking and further allocated space.

Energy Performance Rating - B (86)



**Panelled Front Door to:**

**Hallway**

With staircase to first floor and cupboard under, doors to:

**Cloakroom**

White pedestal wash hand basin and low level WC.

**Lounge 17'0 x 10'9 (5.18m x 3.28m)**

UPVC casement doors to garden, radiator, television aerial point.

**Kitchen/Dining Room 10'3 x 16'2 narrowing to 7'1 (3.12m x 4.93m narrowing to 2.16m)**

Stainless steel 1 1/2 bowl sink unit, range of glos fronted units comprising drawers and cupboards beneath worktops, wall

cupboards, gas hob with extractor chimney above, electric oven, space and plumbing for appliances, cupboard housing Ideal gas boiler for central heating and domestic hot water.

**First Floor:**

**Landing**

With shelved linen cupboard and stairs to second floor.

**Bedroom Two 15'0 x 9'8 (4.57m x 2.95m)**

Double glazed window, radiator.

**Bedroom Three 12'1 x 7'1 (3.68m x 2.16m)**

Double glazed window, radiator.

**Bedroom Four 9'8 x 8'3 extending to 11'0 (2.95m x 2.51m extending to 3.35m)**

Double glazed window, radiator.

**Family Bathroom/WC**

White panelled bath with local wall tiling, pedestal wash hand basin and low level WC, radiator, extractor fan, frosted double glazed window,.

**Second Floor:**

**Bedroom One 15'9 x 13'3 (4.80m x 4.04m)**

Double glazed window, radiator, large recessed walk in wardrobe cupboard, door to:

**En Suite Shower Room**

Large glass fronted shower cubicle housing mains shower with tiled surround, pedestal wash hand basin and low level WC, extractor fan, radiator.

**Outside**

Nicely enclosed rear garden with patio and lawn, panelled enclosed fencing, outside cold water tap, lighting, pedestrian gate to rear and car barn.

**Open Fronted Car Barn**

With allocated parking space immediately to the rear.

**Tenure**

Freehold.

**Services**

All main services are connected.

**Council Tax**

Ashford Borough Council Band: E.

