

Rene Mac Kisray Place, Repton Park

Offers In Excess Of £300,000



"Beautifully presented, 2 bedroom-semi detached home in Repton Park."



Nestled in the sought-after Repton Park development, this charming two-bedroom semi-detached house on Rene Mac Kisray Place, Ashford, presents an excellent opportunity for first-time buyers eager to step onto the property ladder. Built in 2012, this well-maintained home boasts a delightful white weatherboard exterior that invites you in.

Upon arrival, you will appreciate the convenience of off-road parking leads to a neat entrance hall. This space is perfect for kicking off your shoes and hanging up your coat after a long day, with the added benefit of thoughtfully designed storage found underneath the stairs. The modern kitchen/dining room is situated opposite, offering ample room for free-standing appliances, space for a table and chairs to dine at, making it a delightful space for culinary adventures and entertaining friends and family alike.



At the rear of the property, the cosy reception room awaits, adorned with charming decor and featuring patio doors that open into a well-kept garden. This serene outdoor space is ideal for relaxation and unwinding after a busy day, enjoying the sun!

Venture upstairs to discover two generous double bedrooms. The principal bedroom includes a convenient alcove, perfect for a small desk, alongside a airing cupboard for your clothing needs. The second double bedroom, equally spacious, overlooks the tranquil rear garden. A modern family bathroom services both bedrooms, complete with a W/C, shower over bath, and wash hand basin as well as in-built storage cupboard.

Outside, the garden is divided into two sections, featuring a patio area perfect for alfresco dining and a laid-to-lawn space complete with a garden shed and side access. This delightful home, with its thoughtful design and meticulous care, is ready to welcome its new owners. Don't miss the chance to make this lovely property your own.



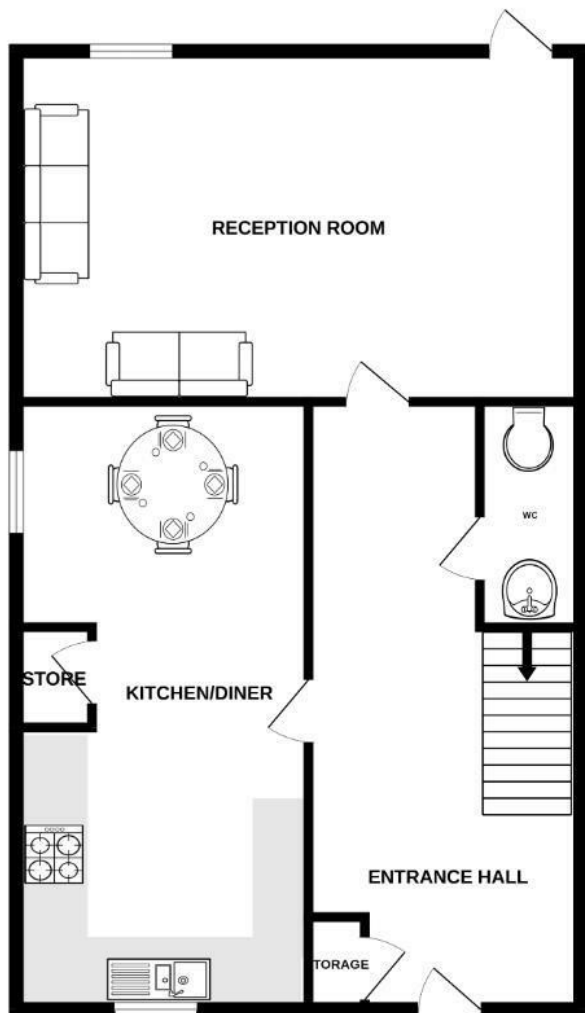
- A Charming, Two Bedroom Semi-Detached Home
- Offering allocated parking space (1) + Visitor bays locally
- Ground floor W/C & Modern family bathroom
- 2nd bedroom overlooking rear garden
- Well kept rear garden with side access & patio area

- An ideal first time buy for those longing to get on the ladder!
- Neutral in décor & well presented throughout
- Two double bedrooms, with master offering built in cupboard
- Comfortable reception room + Kitchen/diner
- EPC Rating: C (77) - Council Tax Band: B - Estate fee: £224.41pa

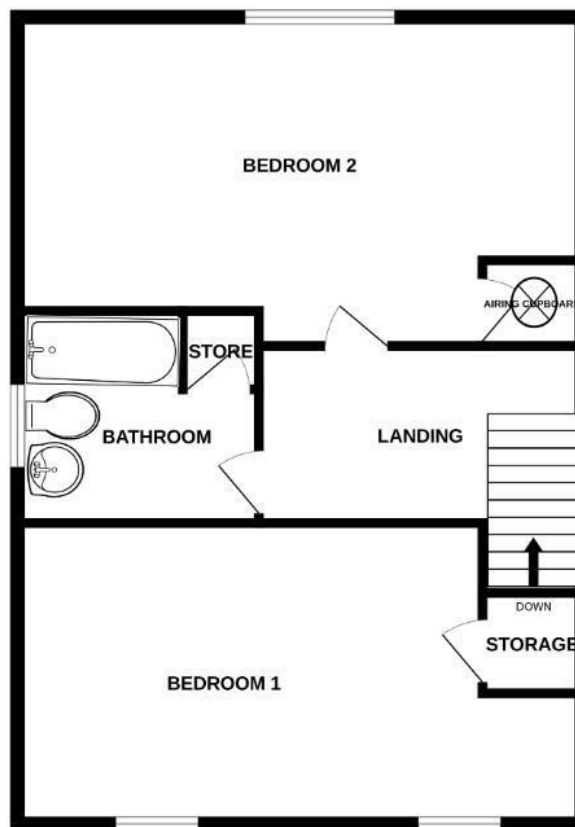




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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