Ryeland Way, Kingsnorth, Ashford, TN25 7FU

Offers In The Region Of £289,000

Looking for a home, you can truly make your own? This attractive two-bedroom property offers spacious accommodation, an en suite to the principal bedroom, a private low-maintenance garden and allocated parking for two vehicles. Requiring some cosmetic updating, it presents an exciting opportunity to put your own stamp on a well-designed home in a popular location.

Stepping inside, the welcoming entrance hall leads to a convenient ground floor cloakroom before opening into the generous living room. This bright and inviting space enjoys a front aspect, useful understairs storage and provides plenty of room to relax or entertain. Stairs rise to the first floor, while a door leads through to the kitchen/dining room.

Stretching across the rear of the property, the kitchen/dining room is a fantastic family space, fitted with a range of wall and base units, worktops, inset sink, integrated gas hob with oven beneath and extractor hood above, together with space for additional appliances. There's ample room for a dining table, and French doors open directly onto the rear garden, allowing indoor and outdoor living to blend effortlessly during the warmer months.

Upstairs, the property continues to impress with two generous bedrooms. The principal bedroom benefits from its own en suite shower room, while the second bedroom offers excellent versatility as a guest room, child's bedroom or home office. A family bathroom, fitted with a white suite including a bath, wash hand basin and WC, completes the first-floor accommodation.

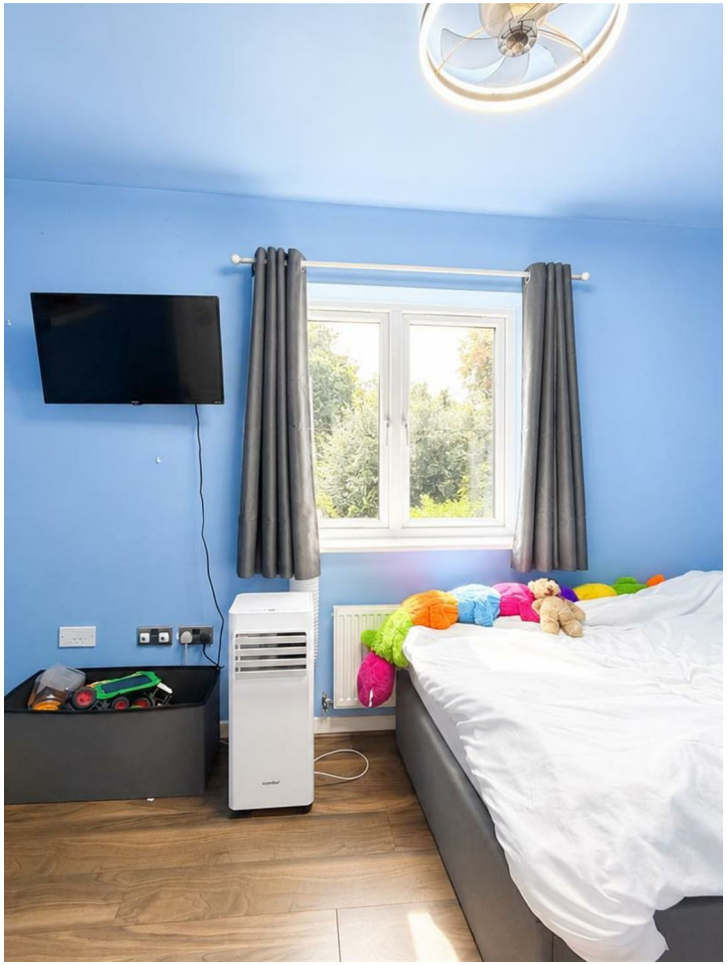
Outside, the enclosed rear garden has been designed with low maintenance in mind, featuring artificial lawn, a patio seating area and a useful garden store—perfect for relaxing, entertaining or enjoying a morning coffee. To the front, the property benefits from two allocated parking spaces, with additional visitor parking available.

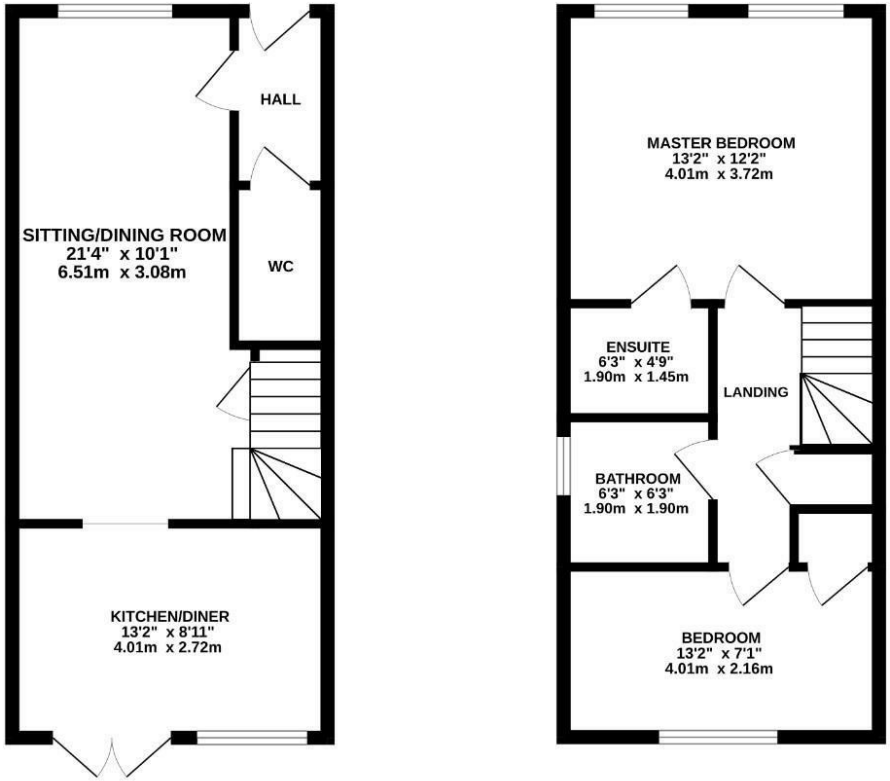
One of the biggest attractions of this home is the opportunity it offers. While perfectly liveable from day one, a programme of cosmetic improvements would allow the next owner to personalise the interiors to reflect their own taste and style, adding value along the way. Whether you're taking your first step onto the property ladder, downsizing or searching for a buy-to-let investment, this is a home with plenty of potential.

Set in a highly desirable location, the property enjoys close proximity to a local shop, excellent transport links, and all the amenities Ashford has to offer, combining suburban calm with superb connectivity. Bridgefield's in situated within easy reach of the town centre, International railway station and M20 Motorway. The property is also walking distance to a local shop and playground.situated on the highly sort after Bridgefield development which is located against a woodland backdrop, yet lies within easy reach of Ashford's high street shops, boutiques, bars and leisure facilities along with high speed rail connections to London (St Pancras within 38 minutes) A good choice of primary and secondary schools are also close by. In the Park Mall and County Square you'll find a wide range of well-known High Street stores and local independents as well. In addition there is the newly opened Ashford Picture House, If you are a dedicated shopaholic, imagine the temptations that await you at the McArthur Glen designer outlet and the Bybrook and Evegate Barns. Furthermore, the M20 gives you direct access to the Lakeside and Bluewater shopping centre. Or perhaps if a more upmarket shopping centre like the Westfield shopping centre located at Stratford is more your thing then all you need is a high speed journey from Ashford International.

Estate fee's: £300.00pa (FirstPort)

- **Spacious 2 bedroom end of terrace home**
- **Kitchen/dining room with French doors to the garden**
- **Family bathroom, modern en-suite shower room & downstairs W/C**
- **Requires cosmetic updating, offering excellent scope to personalise**
- **Two allocated parking spaces plus visitor parking**
- **Popular location of Bridgefield**
- **Generous living room**
- **Principal bedroom with views over garden**
- **Low maintance rear garden with side access**
- **EPC Rating: B (81) - Council Tax Band: C**





TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.

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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Viewings

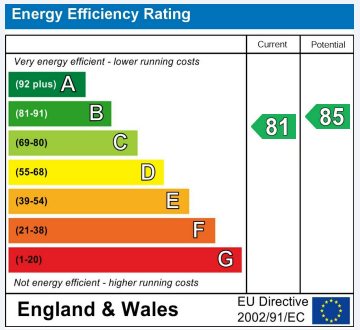
Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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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The Property Ombudsman

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