

# Hythe Crescent, Ashford, TN23 1DU

Asking Price: Offers In The Region Of £319,950



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





Hunters are delighted to welcome to the market this well presented end of chain three bedroom end of terrace home located in a highly sought after location close to town.

The property lies within a quiet development, approached by a driveway for off road parking, which also gives side access to the rear garden. The home's ground floor accommodation comprises of a neat entrance area for somewhere to kick off your shoes. The hall leads round into the lounge, which is well proportioned. The room has well thought out under stairs storage a handy place for storage. The kitchen lies at the rear of the home, which is larger than most, the kitchen offers views out to the garden. The kitchen has a great array of wall and base units with integrated oven and hob with extractor, space for a free standing fridge freezer and is also large enough to house a dining room table for the family to dine at. The garden is accessed via large patio doors to the rear. The ground floor is finished off nicely with an W/C.

The stairs lead from the entrance hall to the landing, where you will find two double rooms and one single, as well as the family bathroom. The master bedroom of the home lies at the front, boasting a Juliette balcony. The family bathroom services bedroom two and three. Bedroom two is a good sized double bedroom, and three a nice single, which was utilised as a home office space. The family bathroom has a shower over bath with a modern feel, W/C and hand wash basin.

The garden is accessed from the french doors within the properties kitchen, the garden has been altered by the current owners and has been fully tiled, ensuring a low maintenance outside space.

Hythe Crescent is located in a great location, with fantastic facilities and amenities all close by like Victoria Point, the new Picture House Cinema, McArthur Glen Outlet, Ashford Town Centre and the all new Curious Brewery, this home is set in a vibrant and re invigorated section of Ashford. We feel that this is a great example of a two bedroom home and should be viewed early to appreciate the overall quality of the home, please call Hunters, sole agents on 01233 613613.

All mains services are connected, but none have been tested by the agent.

Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Average Broadband Speed: 58mb Superfast :1800mb Ultrafast :1800mb

Information sourced from Street Insights.

Cloakroom 6' 2" x 4' 9" ( 1.88m x 1.45m )

Lounge 14' 1" x 12' 2" ( 4.29m x 3.71m )

Kitchen/Diner 17' 8" x 15' 4" ( 5.38m x 4.67m )

Bedroom 1 11' 2" x 15' 2" ( 3.40m x 4.62m )

Bedroom 2 8' 7" x 16' 4" ( 2.62m x 4.98m )

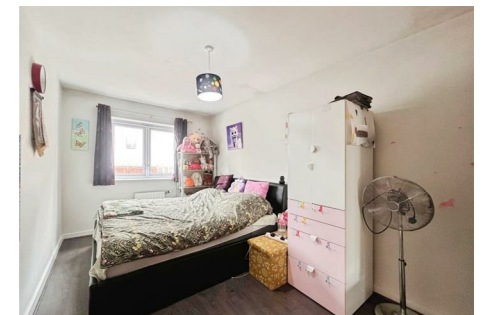
Bedroom 3 13' 5" x 6' 5" ( 4.09m x 1.96m )

Bathroom 6' 4" x 7' 3" ( 1.93m x 2.21m )

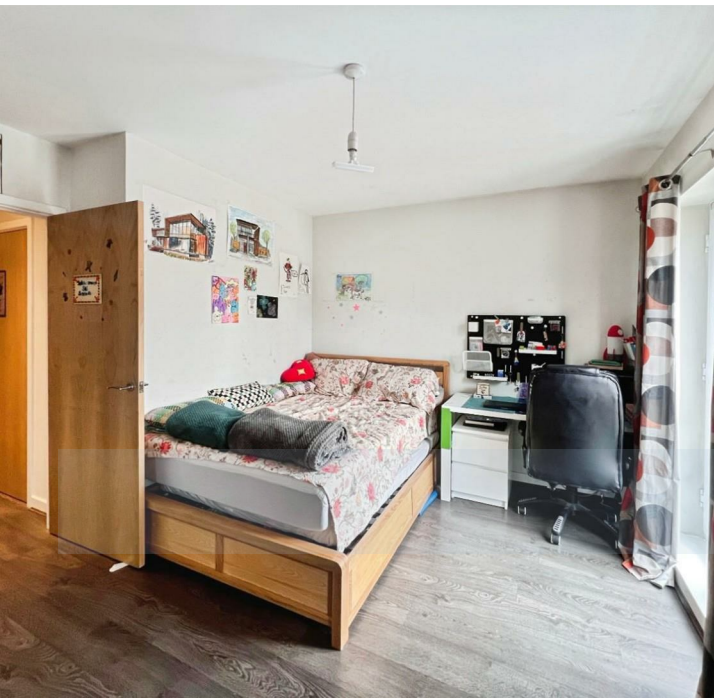


- Modern, Three Bedroom, End of Terrace Home
- Off-street parking provided by driveway to front
- Town centre and Ashford International Train Station close by
- Three good sized bedrooms serviced by family bathroom
- Council Tax Band: D - EPC: B (86)

- Sold with vacant possession
- Generous family reception room to front of the home
- Spacious kitchen/diner to rear of the home with double doors
- Low maintenance rear garden
- Management service charge: £280.00pa







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#### Viewings

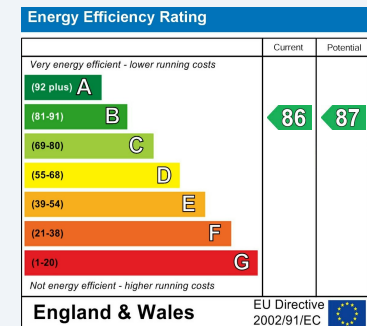
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.