



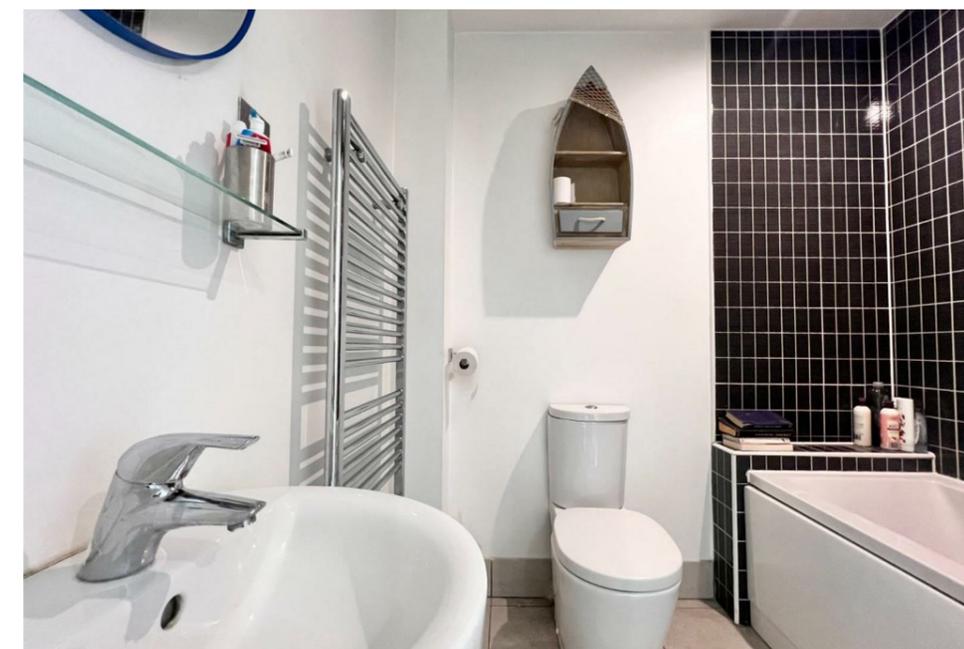
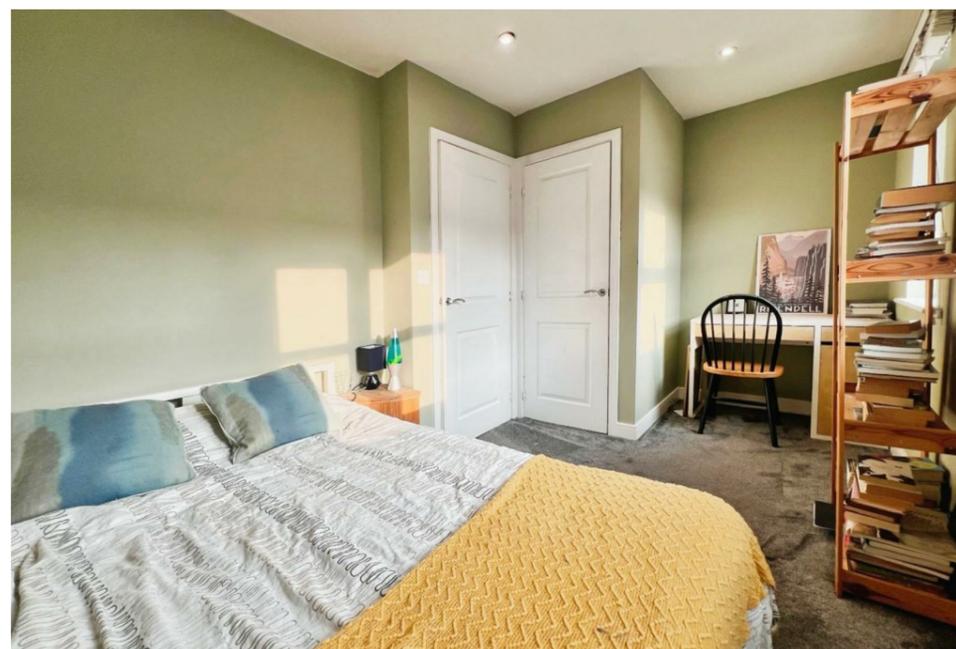
Tunbridge Way,
Ashford,
TN23 5HW

£250,000



Nestled in the sought-after Singleton area of Ashford, this well-presented two-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Ideal for first-time buyers or those seeking a promising investment opportunity, this property is sure to impress.

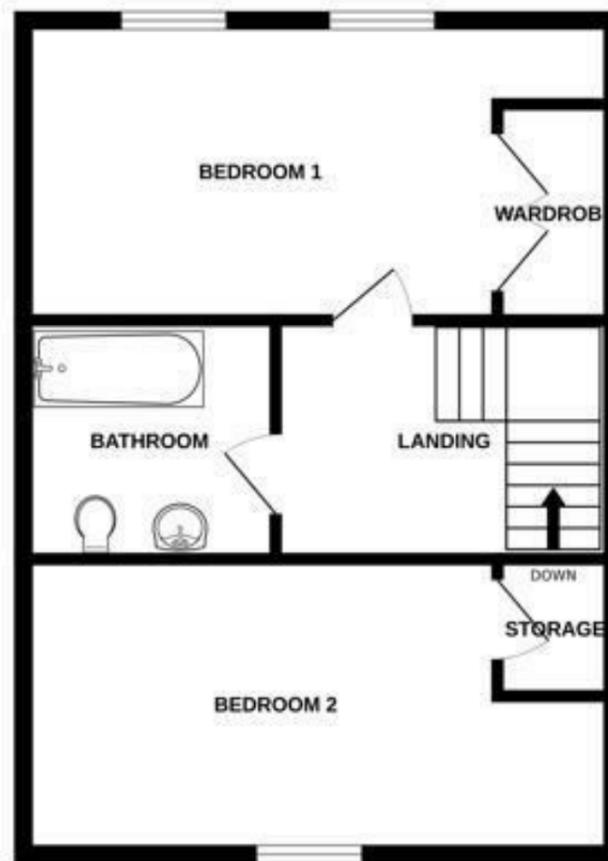
The property is located in the popular area of Singleton and is within walking distance to a range of amenities including Great Chart Primary School, parade of local shops, regular bus service, Doctors surgery and Singleton Barn public house. The property is within a short drive to the international station with high-speed service to London St Pancras in 37 minutes.



Upon entering, you are greeted by a spacious family lounge that boasts neutral decor, creating a warm and inviting atmosphere. The lounge also features a practical understairs storage cupboard, ensuring that your living space remains tidy and organised. At the rear of the home, you will find a generous kitchen diner that spans the full width of the property. This area is perfect for family meals or entertaining guests, and it includes a convenient ground floor w/c for added practicality.

As you ascend to the first floor, you will discover two ample-sized double bedrooms. The larger bedroom overlooks the rear garden, providing a peaceful view, while the second bedroom also offers a good amount of space and comes equipped with built-in storage, making it both functional and stylish.

The low-maintenance garden is a delightful feature of this home, complete with decking that provides an ideal space for outdoor relaxation or entertaining. Additionally, a rear gate offers easy access, enhancing the convenience of this lovely outdoor area. With allocated parking to the front of the property and visitor bays nearby, this home is not only attractive but also practical. This charming house on Tunbridge Way is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss your chance to make it your own.



- A Well presented, 2 Bedroom Mid Terrace Home
- Fantastic first time purchase or investment opportunity
- Rental estimate: £1,100-£1,200pcm approx
- 2 Large double bedrooms serviced by family bathroom
- Cosy lounge to the front of the home with storage cupboard
- Large kitchen/diner to rear with ground floor W/C
- Low maintenance rear garden with decking & rear access
- Allocated parking space to front of home (1 space) & Visitor bays
- Peaceful & Quiet cul-de-sac setting within Singleton
- EPC Rating: C (76) - Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	76	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

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.