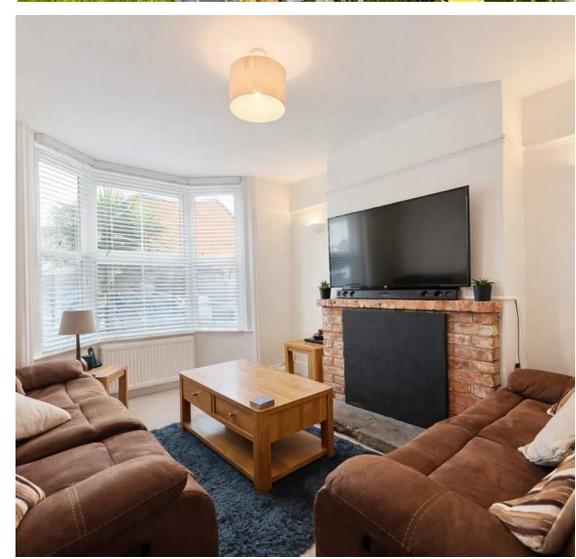


HUNTERS[®]

HERE TO GET *you* THERE



Wallis Road, , Ashford, TN24 8DA
Asking price: £275,000



DESCRIPTION

A charming two bedroom Victorian terrace home, beautifully maintained by the current owners and offering a wonderful blend of character features and practical living space. The property further benefits from a generous rear garden measuring approximately 60ft in length, providing an excellent outdoor space for relaxing or entertaining.

Internally, the home offers well-proportioned accommodation throughout. Upon entering the property, you are welcomed into a separate bay-fronted reception room, a bright and inviting space which retains its original character with a charming fireplace and period detailing. There is also a further reception room currently used as a dining room, providing a perfect space for entertaining guests or family dining. The ground floor features attractive wooden flooring and exposed wooden floorboards which add to the home's character and warmth.

Positioned at the rear of the property is the modern fitted kitchen, offering a range of wall and base units alongside integrated appliances. The kitchen enjoys pleasant views over the rear garden and also provides direct access onto the patio area via a side door, creating a seamless transition between indoor and outdoor living.

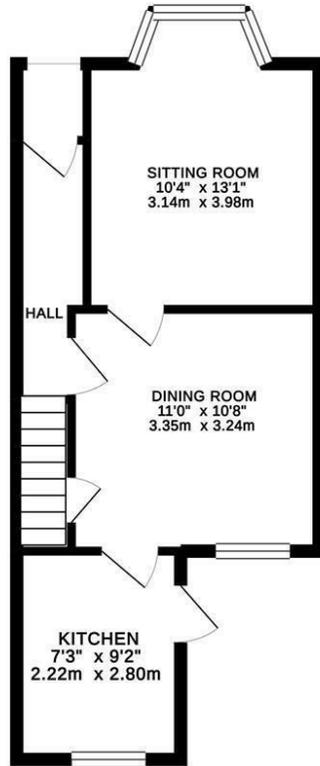
To the first floor, the principal bedroom is located at the front of the property and is a spacious double room, again featuring a charming fireplace which enhances the period feel of the home. A further double bedroom is situated toward the rear of the property, alongside a well-proportioned family bathroom.

Externally, the property truly shines with its generous rear garden measuring approximately 60ft in length. The garden features a patio area immediately off the house, ideal for alfresco dining and summer entertaining, with the remainder laid to lawn providing plenty of space for gardening, relaxation or play. To the front of the property, there is unrestricted on-street parking available.

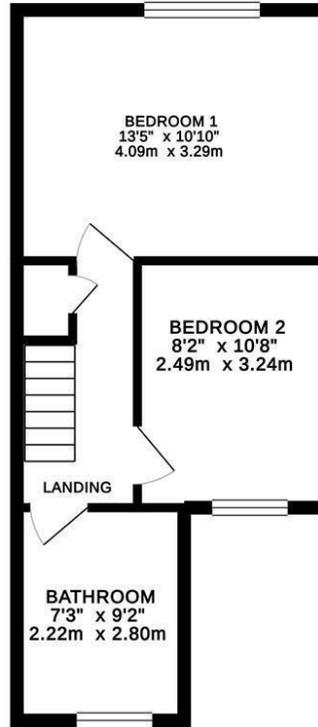
- A Charming, 2 Bedroom Victoria Mid Terrace Home
- Cosy bay-fronted lounge with fireplace
- Modern kitchen to rear with integrated appliances
- Spacious 2nd bedroom & Large family bathroom
- Located in Willesborough, Close to the Town Centre & Ashford International Train Station
- Brought to the market with no onward chain complications
- Separate dining room leading through to the kitchen
- Two generous double bedrooms, Master bedroom with fireplace
- Large rear garden with patio area, ideal for alfresco dining
- EPC Rating: Awaited.... - Council Tax Band: B



GROUND FLOOR
365 sq. ft. (33.9 sq. m.) approx.



1ST FLOOR
354 sq. ft. (32.9 sq. m.) approx.



TOTAL FLOOR AREA : 720 sq. ft. (66.9 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.

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.

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.



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