



# Whitfield Road, Ashford

Starting bid: £200,000

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



# A no-onward chain, 2 bedroom, mid terrace home with great rental income of £1,000pcm.

## DESCRIPTION

A two bedroom, mid terrace property for sale via modern method of auction, with no onward chain complications, & tenant in situ, with an AST in place, achieving £1,000pcm rent. Located in the popular area of South Ashford, within walking distance to the Town Centre & High Speed Railway. The ground floor offers a spacious lounge, with kitchen/diner to rear with access into rear garden. At the rear of the property is a ground floor bathroom which services both bedrooms. Upstairs are 2 double bedrooms, both ample in floorspace. Outside there is a secluded garden that is mainly laid to lawn. Parking is on-street with no allocation, but also no restrictions.

Whitfeld Road is located close to local 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. Please contact Hunters on to book your viewing now!

### *Auctioneers Comments:*

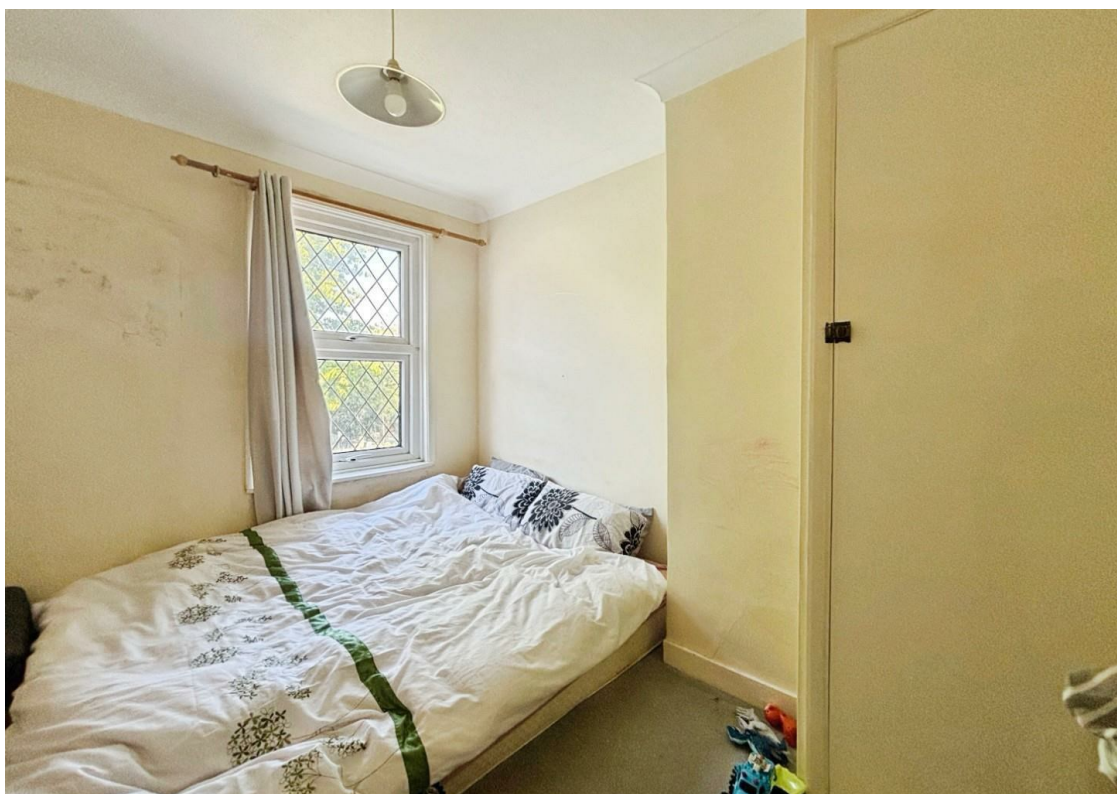
*This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).*

*If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.*

*A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.*

- 2 Bedroom, Mid Terrace - Central Ashford
- SOLD VIA MODERN METHOD OF AUCTION
- Rental income £1,000pcm current tenancy in place (2025)
- Ground floor bathroom servicing bedrooms
- Located in a enviable close to Town & International Railway Station
- Subject to an undisclosed reserve price.
- Marketed with a tenant in place with AST in place
- Two double bedrooms on first floor
- Private rear garden - On street parking (no restrictions)
- EPC Rating: E (50)- Council Tax Band: A









### Viewings

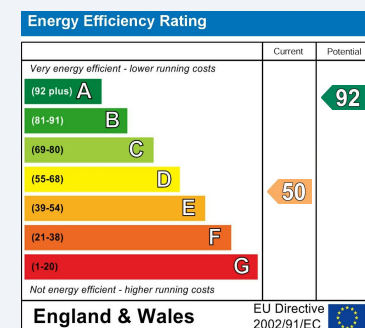
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.