



## Essella Park, , Ashford, Kent, TN24 8AQ

- Two Double Bedrooms
- Kitchen Diner to rear
- Rear low maintenance garden
- Council Tax Band B
- Spacious Lounge
- Ideal close to station location (15 minute walk) approx
- EPC Rating C

**£1,150 Per Month**

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HERE TO GET *you* THERE

# Essella Park, , Ashford, Kent, TN24 8AQ

## DESCRIPTION

Nestled in the charming area of Essella Park, Ashford, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Built between 1970 and 1979, the property boasts a warm and inviting atmosphere.

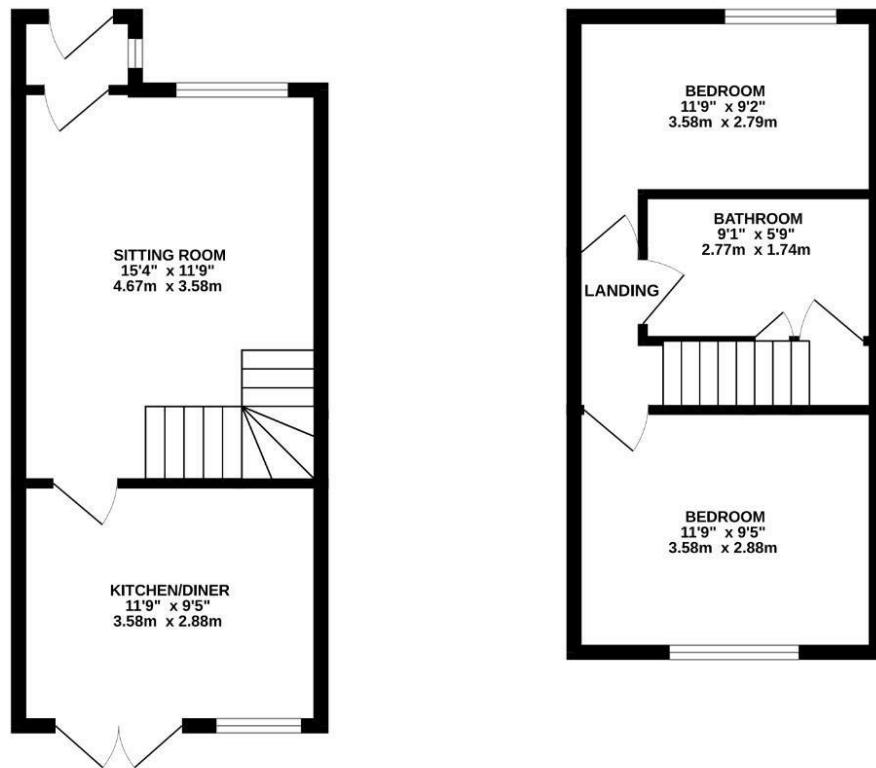
Upon entering, you will find a spacious reception room that serves as a wonderful space for relaxation and entertaining. The house features two generously sized double bedrooms, providing ample room for rest and personal space. The well-appointed bathroom includes a luxurious roll-top bath, perfect for unwinding after a long day.

The property also benefits from a small low maintenance rear garden, offering a quaint outdoor area for enjoying the fresh air or tending to your plants. For those with vehicles, there is an allocated parking space plus ample on road parking to front.

This charming home is available for immediate occupancy, making it an excellent opportunity for anyone looking to settle in a friendly neighbourhood. With its appealing features and convenient location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.







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 fixtures shown have not been tested and no guarantee is given as to their operability or efficiency. No guarantee is given 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.

### Viewings

Please contact [folkestone@hunters.com](mailto:folkestone@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		88
(81-91) B		
(69-80) C	70	
(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.