



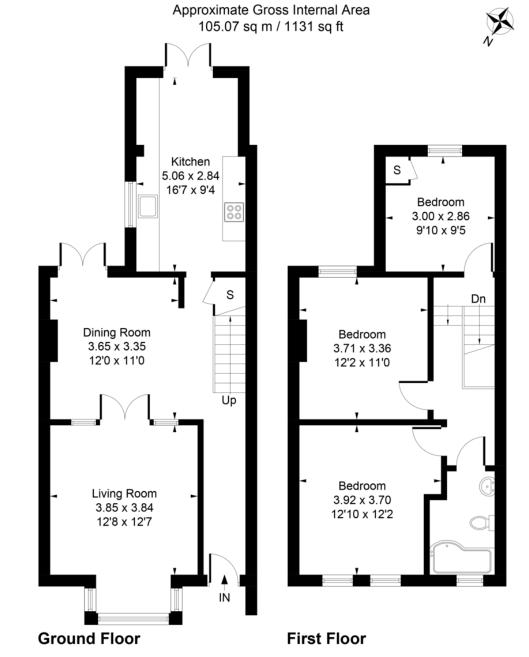
- NO CHAIN
- WONDERFUL SCOPE TO EXTEND (STPP)
- CORNER PLOT
- LOVELY CHARACTER FEATURES THROUGHOUT
- EXCELLENT CONDITION THROUGHOUT
- THREE DOUBLE BEDROOMS
- A SHORT WALK TO THE TOWN CENTRE
- EPC RATING BAND TBC

## **Council Tax**

Spelthome Borough Council, Tax Band D being £2,412.78 for 2025/26

Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Agent note. Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or funishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and heir accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Offered with no onward chain and situated on a large corner plot is this handsome halls-adjoining three double bedroom semi detached Victorian home in Ashford, moments from the High Street and local Schools and Bus routes.

The property oozes character throughout and is presented in excellent condition with accommodation briefly comprising: a replaced new front door leads into the bright and airy entrance hall with stripped wooden floorboards throughout the two reception rooms which include a spacious bay-fronted living room with bi-folding internal doors opening into the equally spacious dining area to the rear aspect. Also on the ground floor is a large 16ft7 long contemporary kitchen which is fully fitted and has space for a small dining table and space for all the usual utilities.

The first floor comprises of three double bedrooms, the smallest of which is an impressive 9ft10 x 9ft5 and this bedroom houses the modern gas combination boiler in a corner cupboard. The split-level landing also gives access to the nice modern threepiece family bathroom suite on the first floor and has access to the large loft space via a fixed drop-down ladder and the loft is boarded and has a light also, ideal for a potential loft conversion if required (stpp). To the rear the property enjoys a lovely Southerly facing landscaped garden with ample room to allow for a large extension in the future and potential for off street parking either at the rear of the property or potentially into the front gardens.

Viewings come highly recommended by the vendor's sole agents. (please note probate is not yet granted but has been applied for)























