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Ashford Homes

244 Kingsnorth Road Ashford

DEDICATED TO ASHFORD PROPERTY

244 Kingsnorth Road Ashford, Kent TN23 6LU

A period cottage with separate living room and dining room, two double bedrooms and a private rear garden with rear access, being sold with no onward chain.

Guide: OIEO £200,000



The property

Ground Floor:

Living room, dining room, kitchen and bathroom

First Floor:

Two bedrooms

Outside:

Front and rear gardens

Travel

- Ashford International train station & Town centre – 1.5 mile walk
- M20 Motorway – 3mile drive





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Description

This attractive cottage has a small garden to the front, setting it back from the road. The entrance porch leads into a cosy living room that boasts a log burner as the focal point. There is a pretty bay window to the front and solid wood flooring. The dining room is partly open to the kitchen and then leads out to the garden. Upstairs there are two double bedrooms with a fitted wardrobes in both bedrooms. The wardrobe in the second bedroom encloses the modern gas boiler and there is some secondary glazing fitted.

Outside

The cottage style rear garden has an attractive range of plants and shrubs along with a pergola and established vine. The garden is fence enclosed and has convenient rear access.

Position:

244 Kingsnorth Road is a within walking distance walk from the Ashford International Train Station and Victoria Park. Centrally located in Ashford, convenience stores are also in walking distance as is the Ashford Designer Outlet and a number of bus stops.

Location:

Ashford and its surrounding villages enjoy the very best the 'Garden of England' has to offer. Beautiful 'Darling Buds of May' countryside, picturesque villages, tranquil fields of apple orchards and oast houses give this part of Kent its own special character.

From its historic origins as a farming and market town, Ashford has evolved to meet the needs of the modern family with plenty to offer those who enjoy walking, cycling, golf and swimming. There is a good range of recreational and shopping facilities including a designer outlet and a multi plex cinema within walking distance. Ashford is served by excellent schools including highly regarded private and grammar schools.

There are fast road and rail connections to London and beyond with the high speed train taking just 38 minutes to London St Pancras. The Channel Tunnel terminal lies just minutes away in Cheriton.

Services:

All mains services are connected

Viewing:

Strictly by appointment with the agent.



Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



244, Kingsnorth Road, Ashford

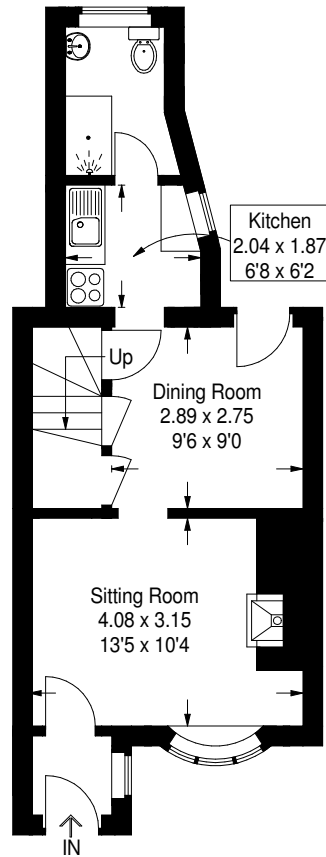


Directions

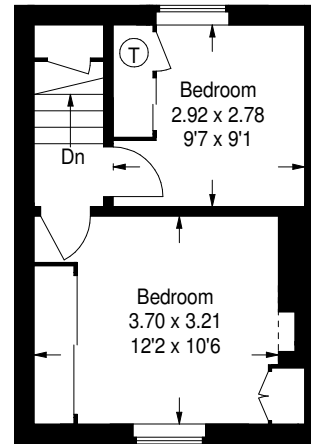
Kingsnorth Road is easily found from any direction in Ashford. Coming from the M20 (Junc 10 or 10a), follow the signposts to the International Train Station and then at the end of the A2070, proceed straight over the roundabout and then take the first exit at the next roundabout.

This leads to Kingsnorth Road. Turning left onto Kingsnorth Road, the property can be found a short way along on the left hand side.

Sat Nav TN23 6LU



Ground Floor
34.8 sq m / 374 sq ft



First Floor
24.8 sq m / 267 sq ft

Approximate Gross Internal Area = 59.6 sq m / 641 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 656139)



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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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Ashford

Ashford is a vibrant market and commuter town with a modern infrastructure including Ashford International Station with 37 minute High Speed trains to London St Pancras. There are two M20 motorway junctions and principal road links to surrounding towns. Whilst there are many period houses and buildings throughout the town, it is contemporary development that is the beating heart

of Ashford with a recent town centre shopping development, the McArthur Glen retail outlet designed by Lord Rogers, a Waitrose store and John Lewis furnishing store.

Major leisure facilities include The Stour Centre and Julie Rose Stadium.

The vibrancy of the town makes Ashford a desirable place to live and work which is why in 2005 it was voted the fourth best place to live in the United Kingdom.



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Ashford Homes



Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do.

Are you in the early stages of looking for suitable properties, and need an accurate valuation of your home?

Maybe you would like some advice to assist you with your plans – I would be pleased to help.

Perhaps your house is already on the market, and you would like a second opinion, I can help with that, too.

Working in Estate Agency since 2006 I have a huge amount of experience selling all manner of property types and sizes.

To successfully sell your house at the right price and buy the next one, it is essential to have an agent with proven local knowledge and valuation experience.

Hobbs Parker are not only busy selling property in Ashford, we are also busy promoting and supporting Ashford through the marketing that we do online and within social media.

The first few weeks of marketing your house are vitally important. Having an agent that can put your house in front of the right buyers from the outset makes all the difference.

Ashford is entering very exciting times and Hobbs Parker is at the forefront of making sure that our clients' properties receive the value that they deserve.

With over 160 years of experience in Ashford and its surrounding villages, we offer you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call.

I would be happy to help.



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