

Guide Price

£220,000 to £240,000

Mardol Road, Ashford, TN24 9RA



- Available To View Now
- Chain Free
- Close To Public Transport
- Conservatory
- Double Glazing
- Downstairs Cloakroom
- Enclosed Rear Garden
- Gas Central Heating
- Good Sized Bedrooms
- Sought After Location



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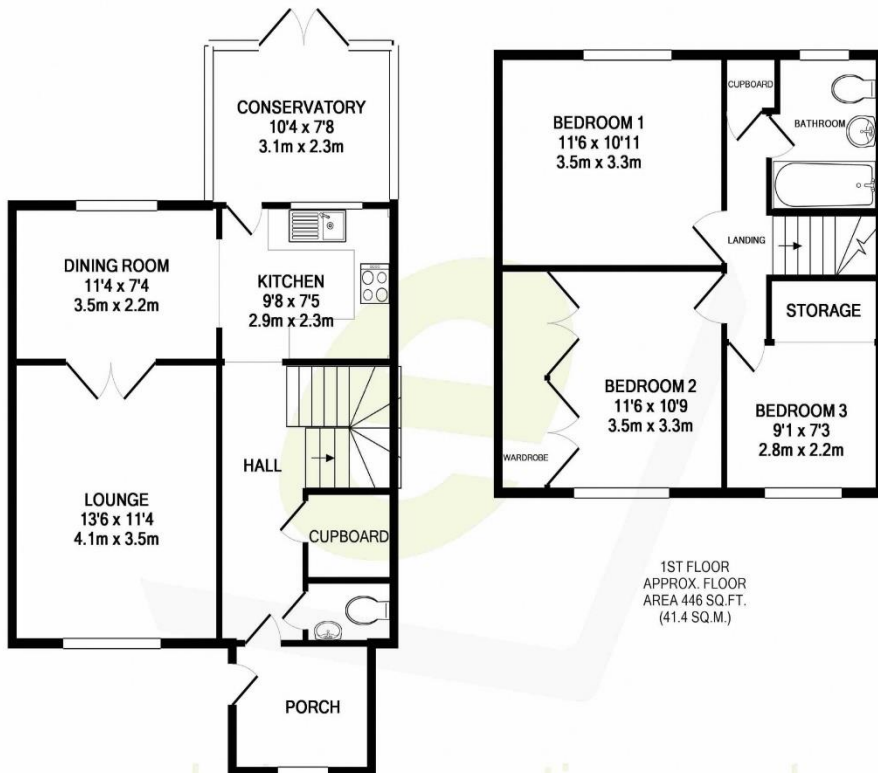


This superb 3 bedroom family home is located in the popular Kennington area of Ashford and is well presented throughout. There are many benefits to note and the property is ideally situated for access to the local shops, town centre, bus stops and is CHAIN FREE!

The front door leads to the entrance porch which has plenty of space for shoes, coats and a pram as well! The inner door leads to the main hallway which gives access to the kitchen, stairs to the first floor as well as the handy utility room and downstairs cloakroom. The lounge is situated at the front of the property and has glazed french doors leading to the dining room which opens out to the kitchen. The kitchen has a good selection of wall and base units with built in hob and oven and has a UPVC double glazed door leading to the conservatory. The conservatory overlooks the rear garden and has french doors leading out to the patio area.

On the first floor, the landing area has doors to all 3 good size bedrooms, family bathroom and the airing cupboard. Bedroom 1 at the front has 2 built in double wardrobes and bedroom 3 has a large storage area and in the family bathroom you will find a modern white suite and shower over the bath.

At the front of the house is a lawned garden with path to the front door whilst at the rear you will find a fully enclosed garden with lawn area, patio and decked seating area. There is a rear gate providing access.



Lounge 4.1m x 3.5m (13'5" x 11'6")

Dining Room 3.5m x 2.2m (11'6" x 7'3")

Kitchen 2.9m x 2.3m (9'6" x 7'7")

Conservatory 3.1m x 2.3m (10'2" x 7'7")

Bedroom 1 3.5m x 3.3m (11'6" x 10'10")

Bedroom 2 3.5m x 3.3m (11'6" x 10'10")

Bedroom 3 2.8m x 2.2m (9'2" x 7'3")

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GROUND FLOOR
APPROX. FLOOR
AREA 573 SQ.FT.
(53.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.6 SQ.M.)

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. 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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Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
72	83	68	79
Very energy efficient - lower running costs (92-100) 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		Very environmentally friendly - lower CO2 emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO2 emissions	
UK EU Directive 2002/91/EC		UK EU Directive 2002/91/EC	

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