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Freehold O.I.E.O

£215,000

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

3x  1x  2x  94.60 SQM x 



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!

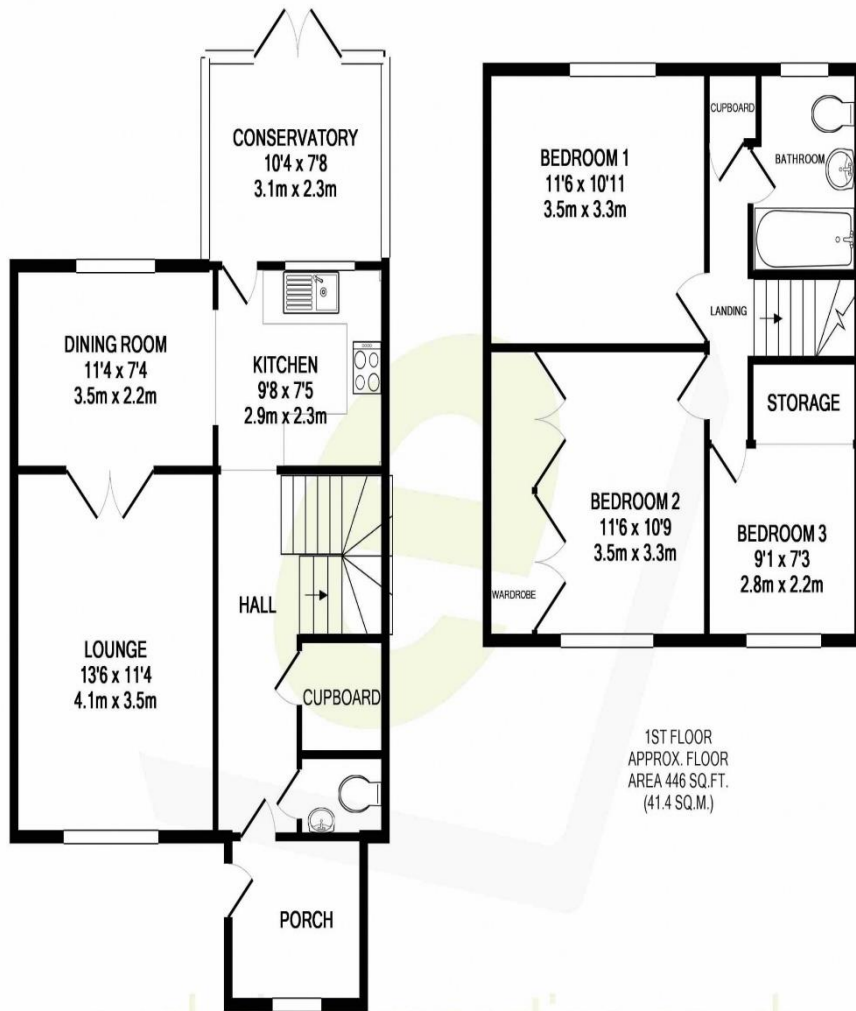
The front door leads to the entrance porch which has plenty of space for shoes, coats and a pram as well! The inner door leads to the main hallway which gives access to the kitchen, stairs to the first floor as well as the handy utility room and downstairs cloakroom. The lounge is situated at the front 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.

The property has go to be viewed internally to fully appreciate all that is on offer so call or email us today!





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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
UK	EU Directive 2002/91/EC	UK	EU Directive 2002/91/EC

DISCLAIMER:

Under the Property Misdescription Act 1991 we endeavour to make our property details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The owner does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the them. Services, fittings and equipment referred to in the property details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the owner.