



26 East Lodge Road, Ashford
£270,000

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Ashford, Ashford

A lovely two-bedroom home, situated within sought-after Godinton Park location, within walking distance of local amenities, including Godinton Park Primary School, benefiting from a conservatory and garage en-bloc.

Council Tax band: B

Tenure: Freehold

- Two-bedroom terraced home
- Extended with a Conservatory
- Garage en-bloc
- Low maintenance rear garden
- Walking distance of local amenities within Godinton Park
- Walking distance to Godinton Primary School
- Walking distance of Ashford Town Centre & International Station
- Easy access to M20 (jct 9)
- New boiler fitted in 2022



Entrance Porch

Composite uPVC door to the front, window to side, cupboard housing gas and electricity meters, coat hooks, door into Living Room, tiled flooring.

Living Room

17' 8" x 12' 2" (5.38m x 3.72m)

Window to the front, stairs to first floor, panel radiator, carpet laid to the floor. Door into kitchen.

Kitchen

7' 5" x 12' 3" (2.27m x 3.73m)

Matching wall and base units with work surface over, inset stainless steel sink/drainage, built-in electric double oven, 4-burner gas hob with extractor hood above, plumbing and space for a dishwasher and washing machine, space for free-standing fridge/freezer. Door to the conservatory and window looking in. Panel radiator and tiled flooring.

Conservatory

10' 0" x 9' 10" (3.06m x 2.99m)

uPVC construction with windows to the rear and sides, doors opening to the garden, insulated roof, lights, panel radiator, tiled flooring.

First Floor Landing

Doors to each bedroom, bathroom, loft access, carpet laid to the stairs and landing.

Bedroom 1

10' 11" x 12' 2" (3.32m x 3.72m)

Windows to the rear, built-in over-stairs wardrobe, panel radiator, carpet to the floor.

Bedroom 2

7' 11" x 12' 2" (2.41m x 3.72m)

Windows to the front, panel radiator, carpet laid to the floor.

Bathroom

Comprising a bath with mixer taps and shower over, vanity unit with two basins, toilet, electric floor heating



Bathroom

Comprising a bath with mixer taps and shower over, close-coupled WC, wash basin, panel radiator, full tiled walls, airing cupboard housing central heating boiler, vinyl flooring.

Rear Garden

Low maintenance garden, paved with Indian Sandstone, large garden shed, fenced boundaries.

GARAGE

Single Garage

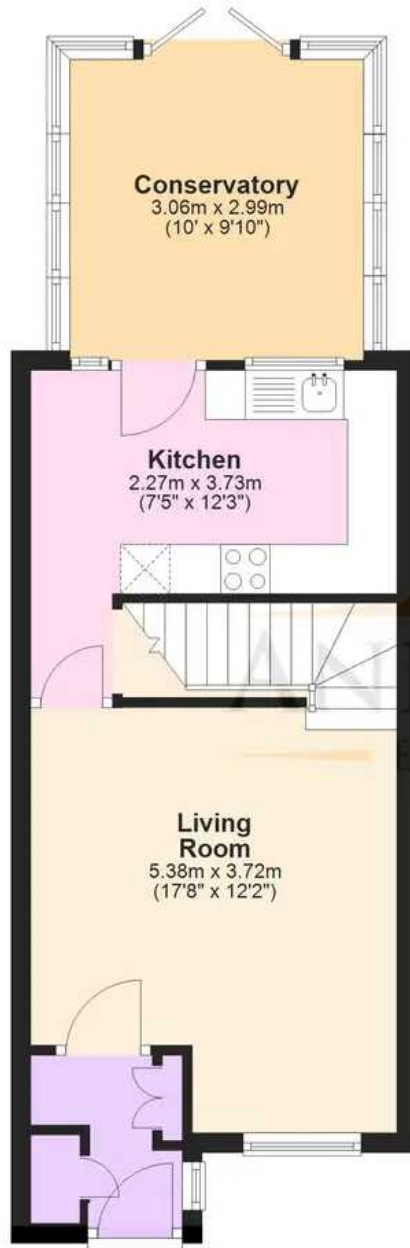
En-bloc garage.





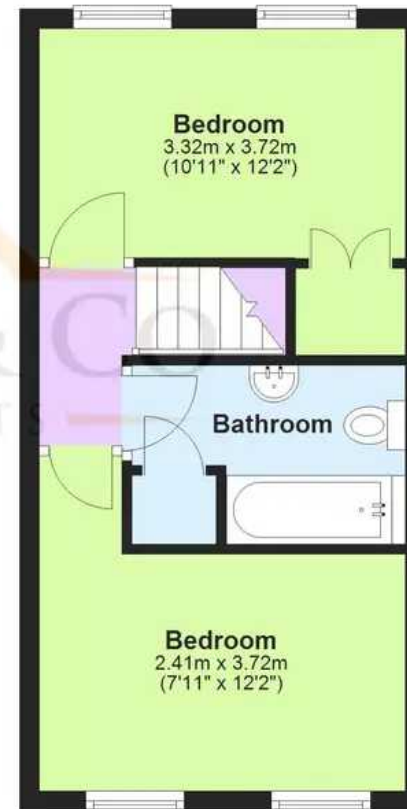
Ground Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.3 sq. feet)



Total area: approx. 68.5 sq. metres (737.7 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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 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.

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