



99 Christchurch Road, Ashford

Offers in Region of **£285,000**

99 Christchurch Road

Ashford, Ashford

Charming 3-bed Victorian semi-detached house on Christchurch Rd with traditional features & modern conveniences. No chain. Enclosed garden & close to amenities, park, & train station. Peaceful yet central location with easy access to leisure facilities.

Council Tax band: C

Tenure: Freehold

- NO ONWARD CHAIN
- Lovingly maintained Victorian semi-detached family home
- Convenient Christchurch rd location
- Walking distance to Ashford Train Station, Town Centre & McArthur Glenn Outlet Centre
- Range of Victorian Features including fireplaces
- Separate Lounge & Dining Room
- Ground floor bathroom with additional first floor cloakroom
- 3 Bedrooms
- Large rear garden backing onto play park



Hallway

The hallway has access to lounge & dining room and stairs leading to first floor. There is also a porch area.

Lounge

14' 2" x 11' 11" (4.32m x 3.63m)

Attractive bay area with wooden sash windows. Feature fire place with wooden mantle.

Dining Room

12' 6" x 11' 3" (3.81m x 3.43m)

With sash window to rear, under stairs storage cupboard and feature tiled fireplace.

Kitchen

13' 6" x 8' 11" (4.11m x 2.72m)

With range of wooden cupboards and drawers beneath work surfaces, wall mounted display units, space for freestanding oven, window to side and door leading to garden. Storage cupboard in chimney and rear pantry storage cupboard.

Bathroom

White suite comprising low level wc, pedestal wash hand basin, panelled bath, window to side and rear.

Landing

Bedroom

13' 11" x 12' 0" (4.24m x 3.66m)

With storage cupboard, feature fireplace and 2 sash windows to front.

Bedroom

12' 5" x 8' 7" (3.78m x 2.62m)

With window to rear and feature fireplace.

Bedroom

13' 5" x 9' 1" (4.09m x 2.77m)

With window to rear, feature fireplace and built in wc.



FRONT GARDEN

Enclosed by dwarf brick wall with gated access leading to path to front door, there is also gated side access.

GARDEN

The rear garden is laid to lawn with gated side access. To the rear is the william road playing field.

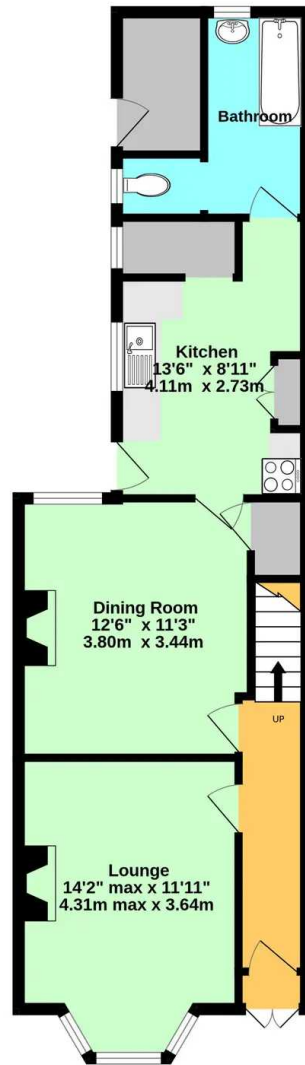
ON STREET





Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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