



**28 Falcon Way, Ashford**

Offers in Region of **£200,000**

**Skippers**



## 28 Falcon Way

Ashford, Ashford

Charming 1-bed house in South Ashford with modern kitchen, conservatory, and landscaped garden. No onward chain, perfect for first-time buyers. Close to transport links and allocated parking.

Council Tax band: B

Tenure: Freehold

- NO ONWARD CHAIN
- 1 Bedroom Starter Home
- Conservatory
- Allocated Parking Space
- Landscaped Garden
- Popular South Ashford Location
- Access to Public Transport Links to Ashford Town & Train Station
- Modern Fitted Kitchen & Bathroom





**Lounge/Diner**

13' 2" x 8' 6" (4.01m x 2.59m)

With window to front, stairs leading to first floor, double doors leading to Conservatory and access to Kitchen.

**Kitchen**

Selection of cupboards and drawers beneath work surfaces and additional wall mounted units. Window out look to front. Stainless steel sink with mixer tap and drainer, space & plumbing for washing machine, 4 ring electric hob with low level oven and extractor over.

**Conservatory**

10' 6" x 9' 6" (3.20m x 2.90m)

UPVc conservatory with doors leading to garden.

**Bedroom**

13' 2" x 7' 8" (4.01m x 2.34m)

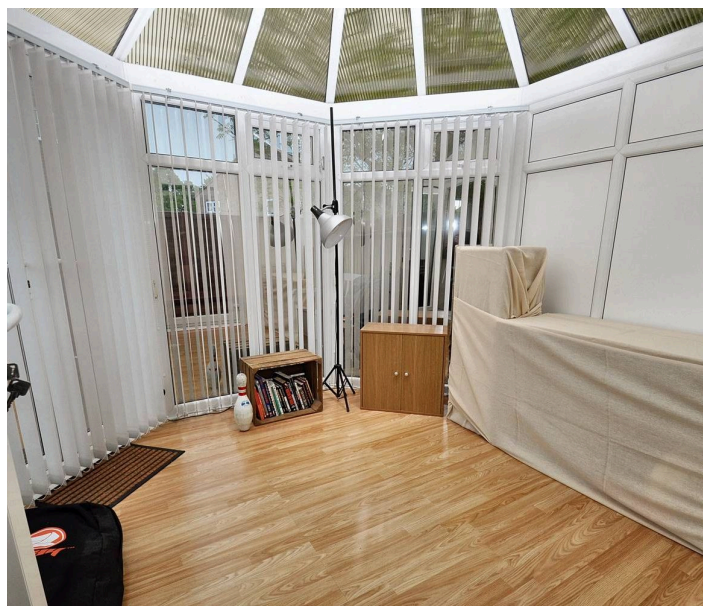
Carpeted with window to front & side with storage cupboard.

**Bathroom**

Suite comprising low level wc, pedestal wash hand basin with mixer tap, panelled bath with shower screen, obscured window to front, locally tiled walls, towel radiator.

**Agents Note**

The pictures used are 2 years old and were taken before the property was rented to tenants.













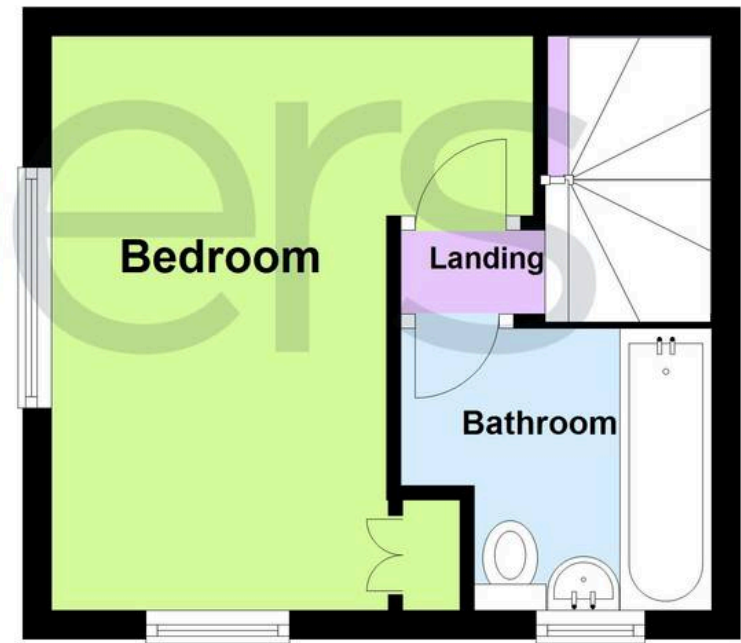
## Ground Floor

Approx. 21.9 sq. metres (235.3 sq. feet)



## First Floor

Approx. 18.3 sq. metres (196.9 sq. feet)



Total area: approx. 40.1 sq. metres (432.1 sq. feet)





## Skippers Estate Agents – Ashford

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