



8 Simons Avenue, Ashford
£315,000

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Ashford, Ashford

A three-bedroom semi-detached house, neatly presented throughout benefiting from a kitchen/diner, separate utility room, downstairs cloakroom and enclosed garden.

Council Tax band: B

Tenure: Freehold

- Three-bedroom semi detached house
- Spacious living room
- Kitchen/diner
- Utility Room & Separate WC
- Built-in wardrobes to two bedrooms
- Modern bathroom
- Enclosed rear garden



Hallway

Part glazed uPVC door to the front, stairs to the first floor with under-stairs storage cupboard, radiator, laminate wood flooring.

Lounge

13' 2" x 12' 7" (4.02m x 3.83m)

Window to the front, radiator, laminate wood flooring.

Kitchen/Diner

10' 2" x 18' 11" (3.11m x 5.77m)

Comprising wall and base units with work surfaces over, inset 1.5 bowl stainless steel sink/drain, built-in electric oven with 4-zone hob over and extractor above, breakfast bar, under-stairs storage, radiator, tiled splashback, laminate wood flooring. Window to the rear and doors leading to the garden. Internal doors to the Lounge and Utility.

Utility Room

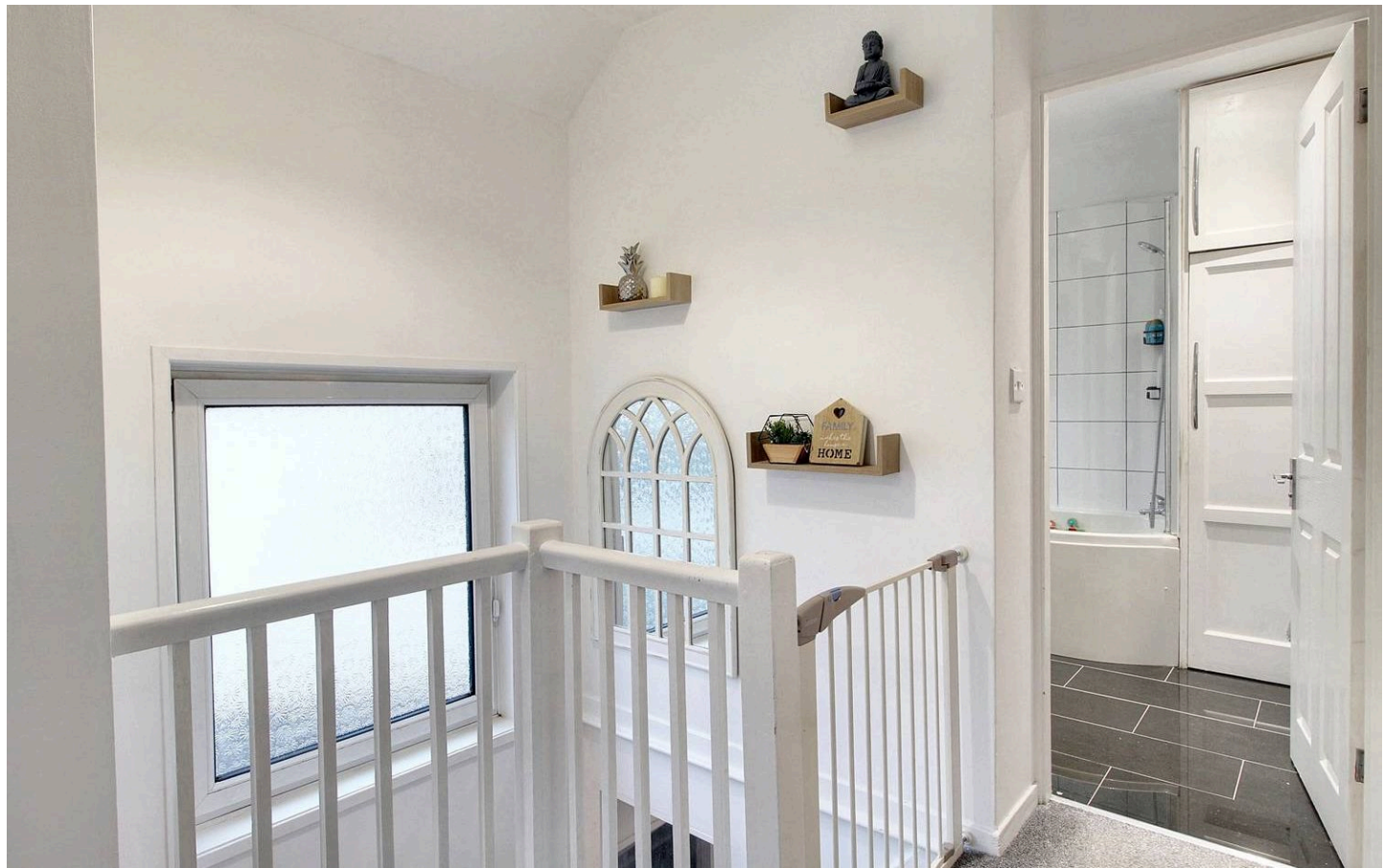
Door to the garden, space and plumbing for washing machine and tumble dryer with work surfaces over and wall cupboards, space for fridge/freezer, tiles flooring.

Wc

Window to the rear, WC, wash basin, tiled floor.

Landing

Doors to each room, window to the side, loft access, fitted carpet to the stairs and landing.





Bedroom 1

11' 5" x 10' 3" (3.49m x 3.13m)

Window to the front, built-in wardrobes, radiator, fitted carpet.

Bedroom 2

10' 4" x 11' 2" (3.16m x 3.40m)

Window to the rear, built-in wardrobe, radiator, fitted carpet.

Bedroom 3

6' 7" x 8' 4" (2.00m x 2.54m)

Window to the front, built-in wardrobe, radiator, fitted carpet.

Bathroom

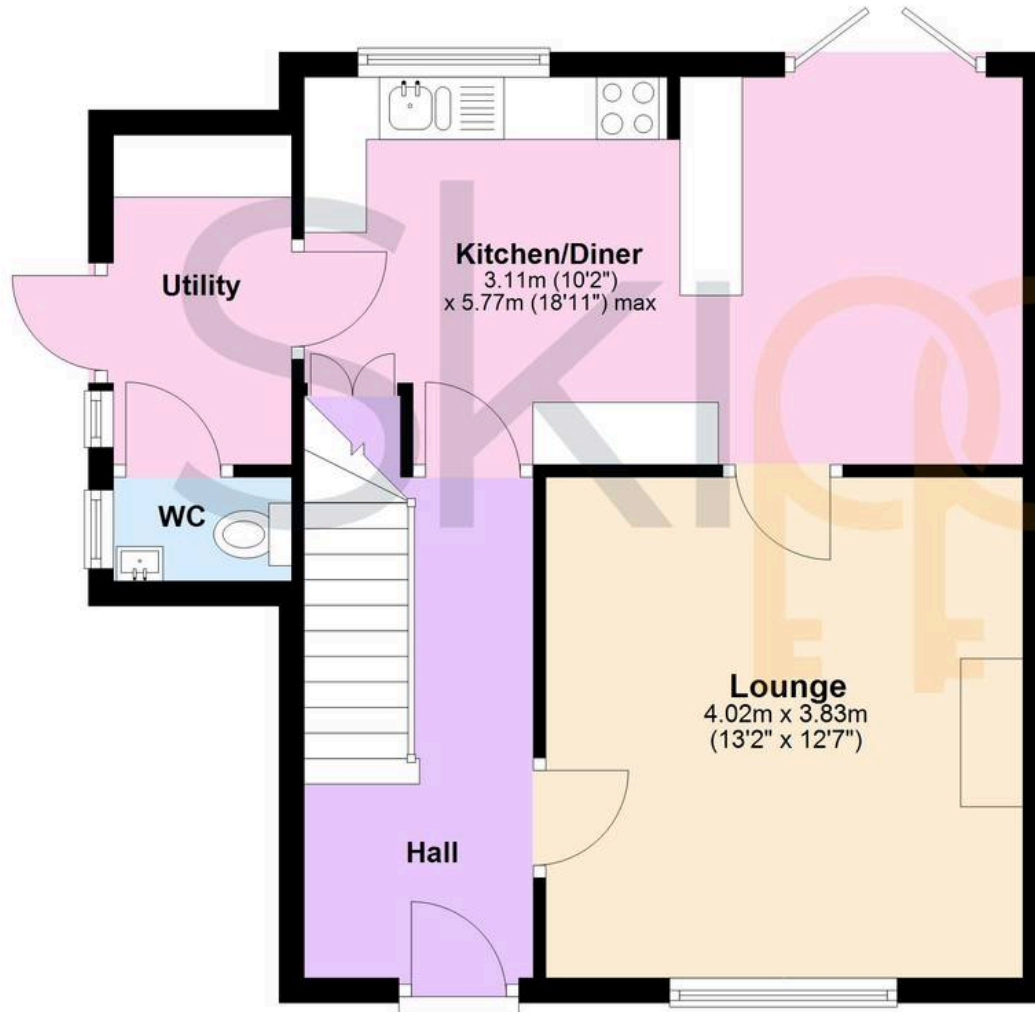
Comprising a bath with mixer taps and shower attachment over with glass screen, WC, wash basin, extractor fan, towel radiator, partly tiled walls and tiled flooring. Cupboard housing central heating boiler and window to the side.





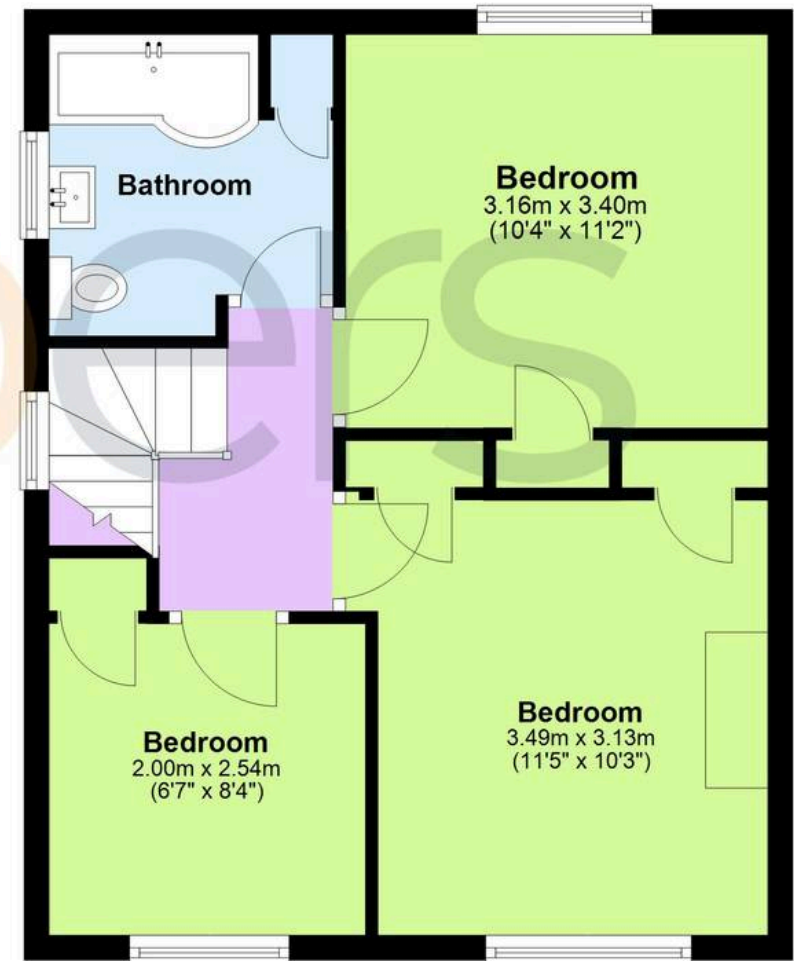
Ground Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 89.1 sq. metres (959.2 sq. feet)



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