



12 James Haney Drive, Kennington
£280,000

12 James Haney Drive

Kennington, Ashford

A two double bedroom terraced house, perfect first-time buy or buy-to-let investment, offered for sale with no onward chain and benefitting from driveway parking to the front. Immaculately presented throughout.

Council Tax band: C

Tenure: Freehold

- Terraced house in sought after Little Burton location
- Two double bedrooms
- Kitchen/Diner
- Driveway parking for two cars
- Fantastic first-purchase or buy-to-let investment
- Enclosed rear garden with gated rear access
- No onward chain



Hallway

Part glazed composite door to the front, stairs to the first floor, door into lounge, spec for coats and shoes, radiator, wood flooring.

Lounge

Window to the front, under-stairs storage cupboard, radiator, fitted carpet.

Kitchen/Diner

Fitted kitchen comprising matching wall and base units with work surfaces over, inset 1.5 bowl ceramic sink/drain, built-in electric oven, 4-zone hob and extractor hood above, plumbing and space for washing machine and slim dishwasher, space for free-standing fridge/freezer. Tiled splash back, LVT tiled flooring, radiator. Window to the rear and doors opening to the garden.

Landing

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

Bedroom 1

Window to the front, mirror fronted sliding door wardrobes, airing cupboard housing hot water cylinder, radiator, fitted carpet.

Bedroom 2

Window to the rear, radiator, fitted carpet.

Bathroom

Comprising a bath with mixer taps and thermostatic shower over, WC, wash basin, extractor fan, radiator, partly tiled walls, laminate wood flooring. Window to the rear.










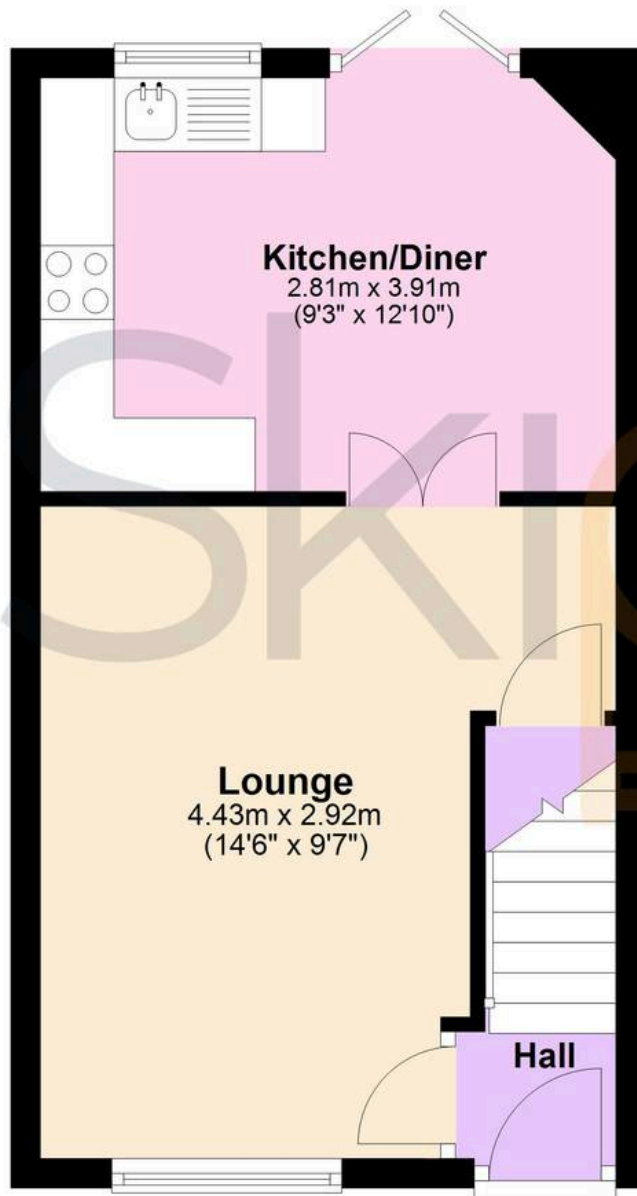
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <div> EU Directive 2002/91/EC  </div>		



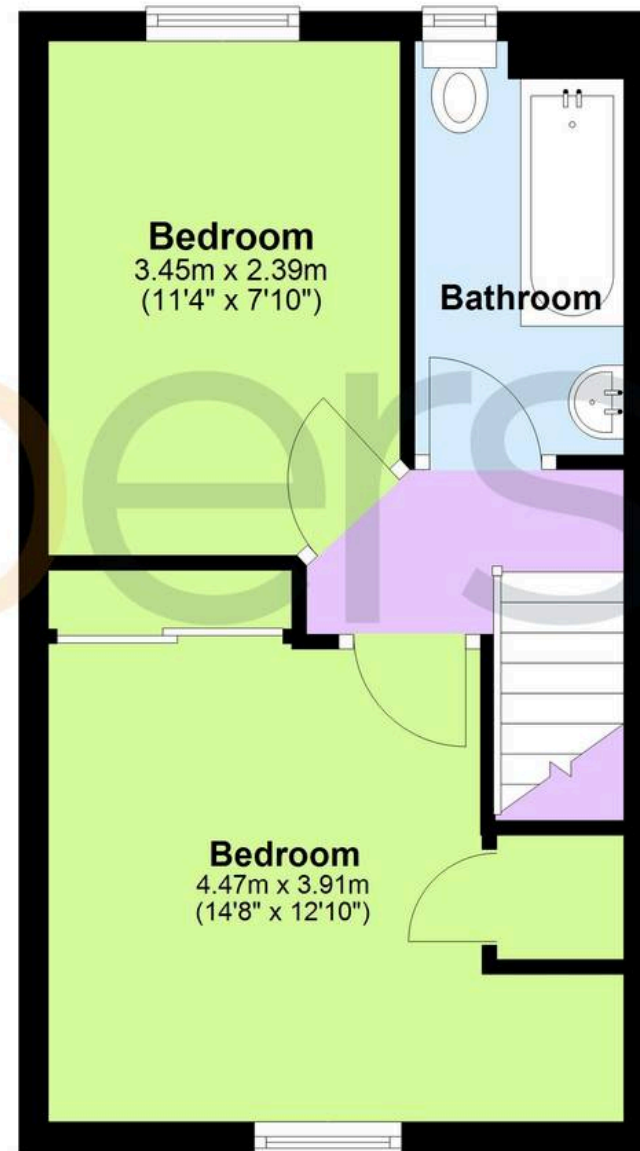
Ground Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.5 sq. feet)



Total area: approx. 59.9 sq. metres (644.4 sq. feet)



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