



61 Viburnum Close, Ashford
£325,000

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Ashford, Ashford

A well-presented three-bedroom semi detached house, enjoying a corner plot with generous south-facing rear garden, garage-en-bloc with parking in front, located within popular Godinton Park with amenities close-by.

Council Tax band: C

Tenure: Freehold

- Three-bedroom semi-detached house
- Enjoying a generous corner-plot garden
- Lovely open outlook to the rear
- Garage-en-bloc and parking for 1 car
- Well-presented throughout
- Popular Godinton Park location
- Close-by to amenities including Godinton Primary School



Entrance Hallway

Part glazed uPVC door to the front, meter cupboard, gas heater, stairs to the first floor and fitted carpet

Lounge/Diner

24' 5" x 13' 0" (7.45m x 3.96m)

Dual aspect with windows to the front and rear, under-stairs cupboard and fitted carpet.

Kitchen

9' 9" x 7' 9" (2.96m x 2.35m)

Fitted kitchen comprising matching wall base units with work surfaces over, inset stainless steel sink/drain, space for gas cooker with extractor hood above, plumbing and space for washing machine, space for free-standing fridge/freezer. Tiled flooring. Window to the rear and door opening to the garden.

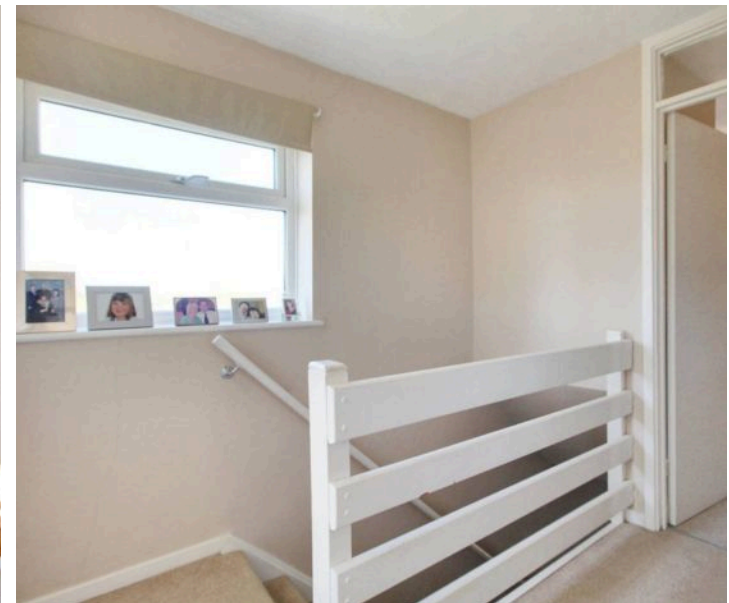
Landing

Doors to each room, loft access, cupboard housing warm air heating system and fitted carpet to the stairs and landing. Window to the side with lovely open outlook.

Bedroom 1

12' 7" x 9' 8" (3.84m x 2.95m)

Window to the front and fitted carpet.





Bedroom 2

12' 0" x 9' 8" (3.66m x 2.95m)

Window to the rear, built in cupboard and fitted carpet.

Bedroom 3

9' 5" x 6' 3" (2.87m x 1.90m)

Window to the front, built-in cupboard and fitted carpet.

Bathroom

Comprising a bath with mixer taps, thermostatically controlled shower and glass shower screen, WC, wash basin, partly tiled walls and vinyl flooring. Window to the rear.

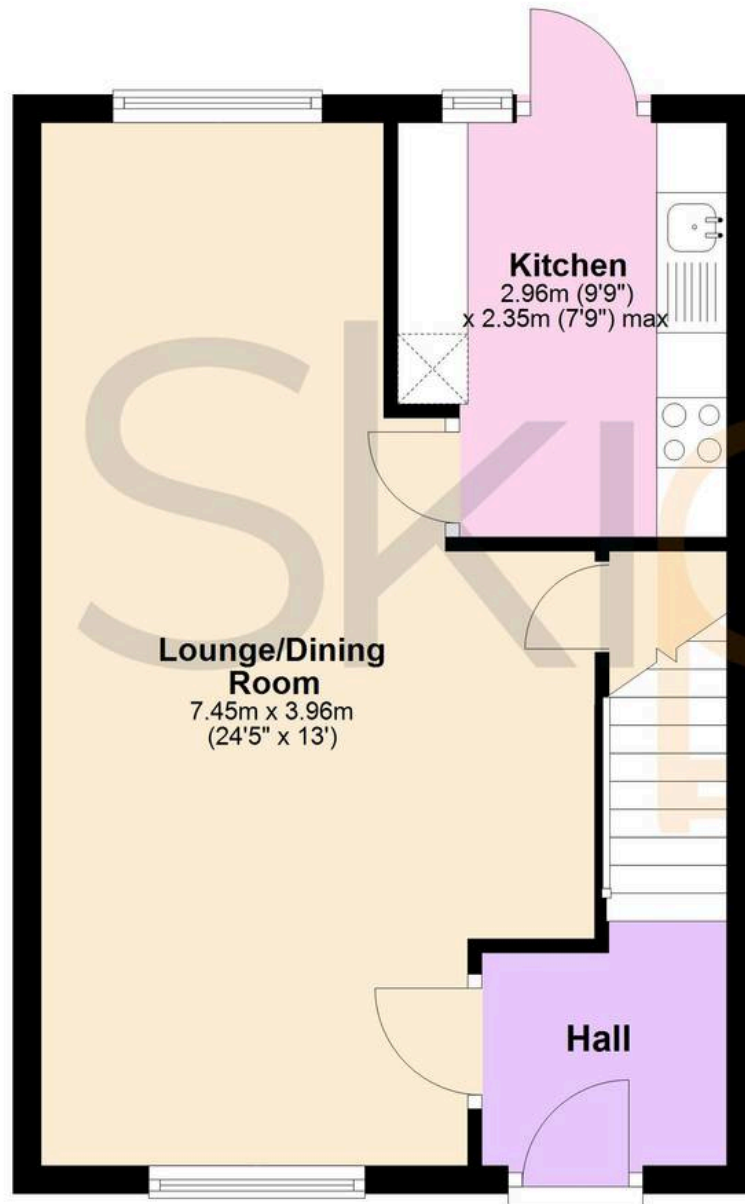






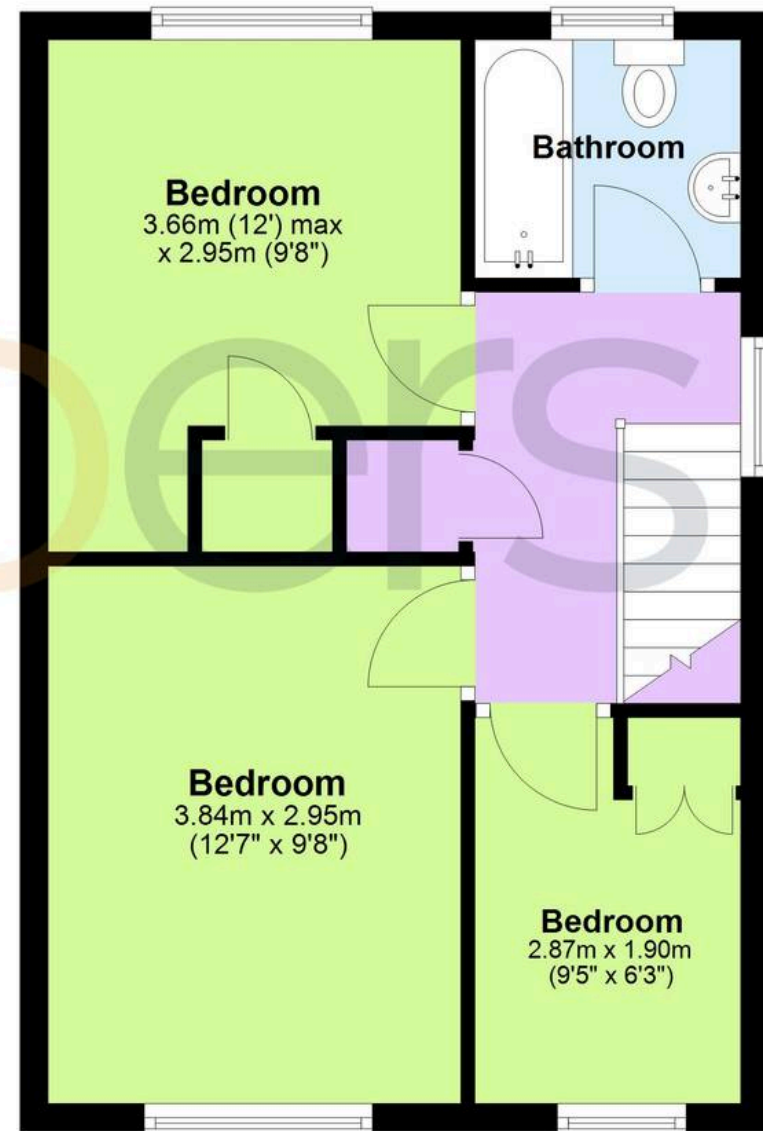
Ground Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



Total area: approx. 74.5 sq. metres (801.8 sq. feet)



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