



13 Mabledon Avenue, Ashford

In Excess of £300,000

Skippers

13 Mabledon Avenue

Ashford, Ashford

Well-presented 3-bed end-of-terrace house with no onward chain. Prime location near Ashford Town Centre, Train Station, schools. Charming front garden, low maintenance rear garden, two garages. Ideal for first-time buyers or investors seeking convenience.

Council Tax band: C

Tenure: Freehold

- NO ONWARD CHAIN
- Well Presented End of Terraced Property
- 3 Bedrooms
- 2 Single Garages to Rear of Garden
- Walking Distance to Ashford Town Centre, International Train Station & Good Selection of Primary and Secondary Schools
- Good Size Low Maintenance Rear Garden
- Ideal First Time Buy
- Gas Fired Central Heating
- EPC rating C
- Separate Lounge & Dining Room



Hallway

With stairs to first floor and doors through to lounge, dining room and kitchen.

Lounge

12' 3" x 10' 0" (3.73m x 3.05m)

Carpeted with bay window outlook to front, feature fireplace.

Dining Room

15' 3" x 8' 11" (4.65m x 2.72m)

Carpeted with bay to rear.

Kitchen

13' 1" x 6' 3" (3.99m x 1.91m)

Range of gloss white cupboards and drawers beneath work surfaces, wall mounted units, understairs cupboard housing wall mounted boiler, resin sink with mixer tap and drainer, window to side and rear, space for freestanding gas cooker, space and plumbing for washing machine, door leading to side.

Landing

Carpeted with window to side.



**Bedroom**

12' 10" x 9' 8" (3.91m x 2.95m)

Carpeted with window outlook to front.

Bedroom

10' 6" x 9' 3" (3.20m x 2.82m)

Carpeted with window to rear.

Bedroom

8' 0" x 6' 0" (2.44m x 1.83m)

Carpeted with window to rear.

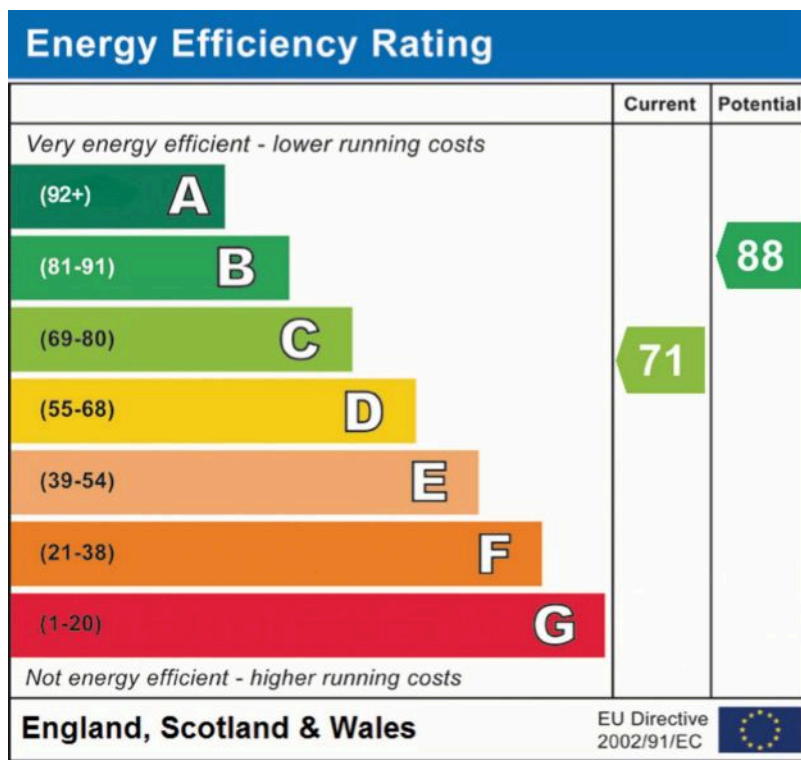
Shower Room

White suite comprising low level wc, pedestal wash hand basin, tiled shower cubicle, obscured window to front, locally tiled walls.

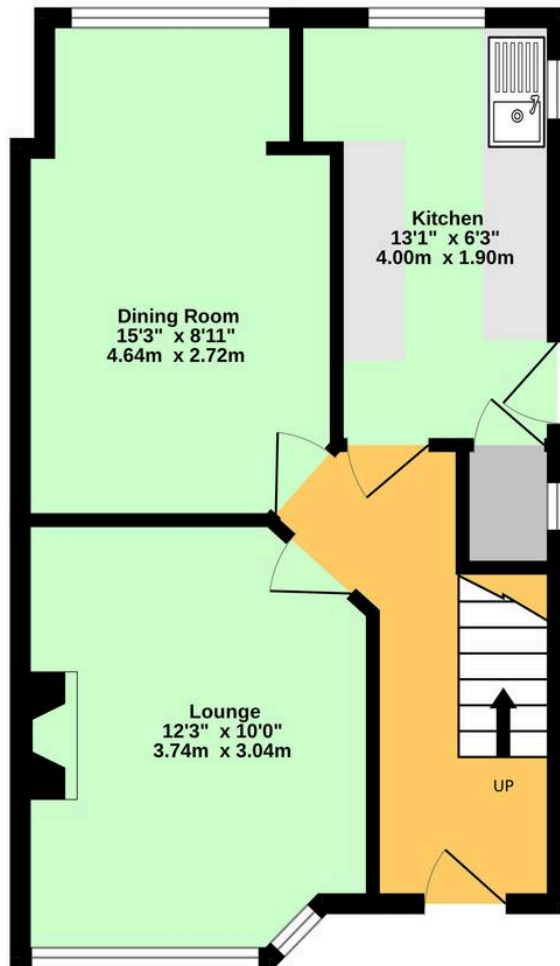




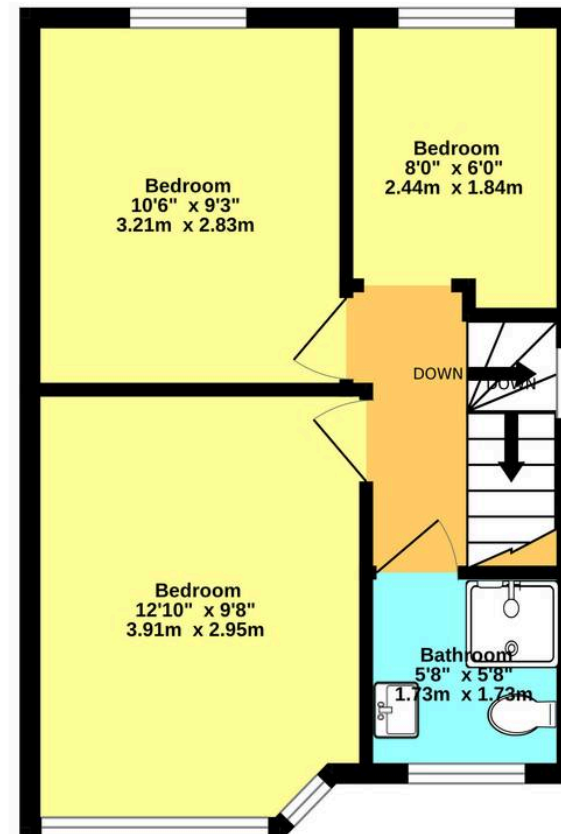




Ground Floor



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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