



## 63 Baileys Field, Ashford

Guide Price £200,000

Skippers

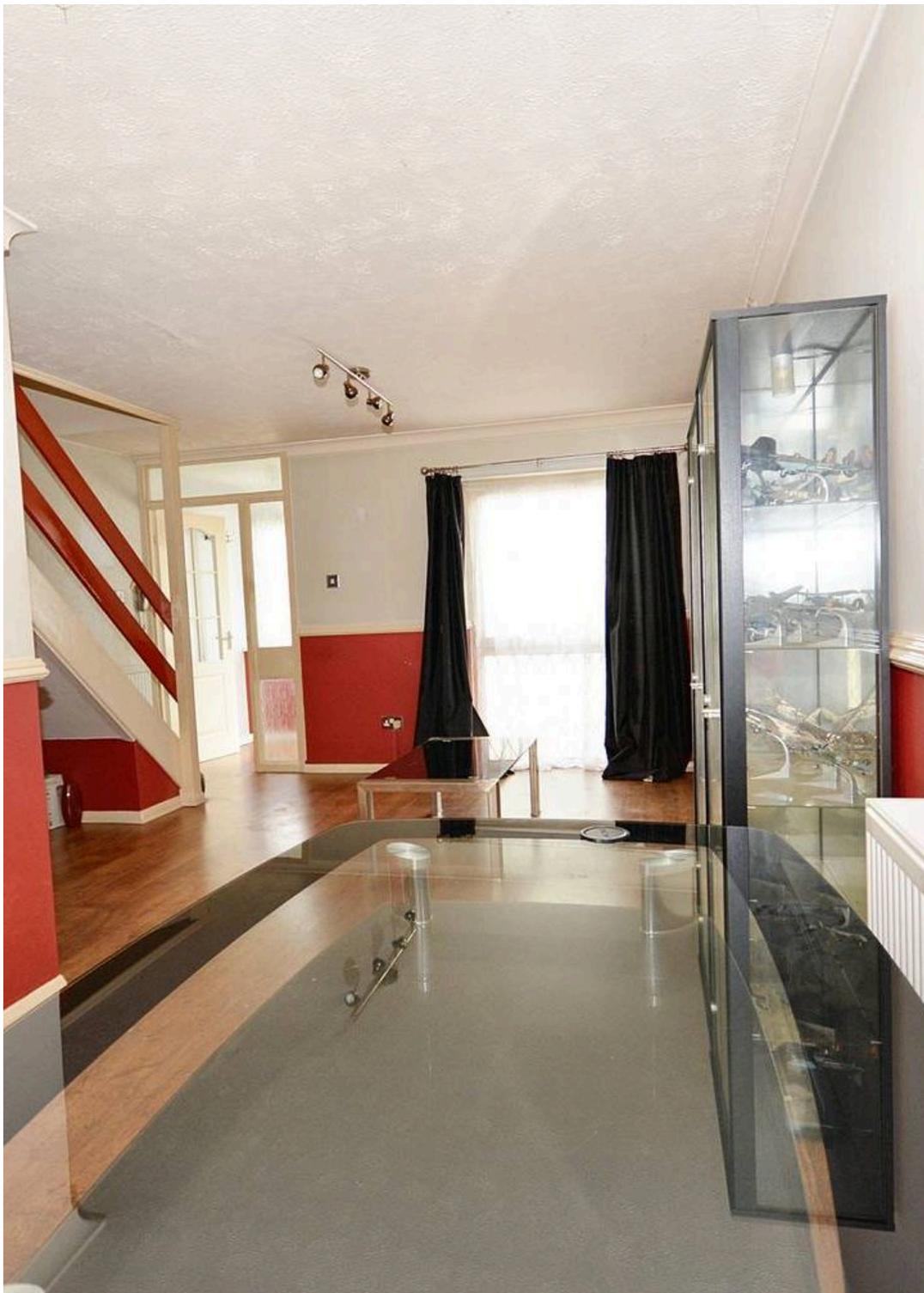
## 63 Baileys Field

Ashford, Ashford

Step inside this bright 2-bedroom terraced home in Bailey's Field and discover a space ready and waiting for you to add your own mark! With no onward chain and scope to modernise, it's the perfect chance to create your dream home.

- Guide Price £200,000 - £210,000
- 2-bedroom terraced house
- Through Lounge/Diner
- Sun Room addition
- Built-in storage to Bedroom 1
- Private rear garden
- Off-road parking available
- Would benefit from some modernising and improvement
- No onward chain





### **Guide Price £200,000 - £210,000**

Nestled in a tucked-away position within Bailey's Field, this charming two-bedroom terraced home is full of potential and ready for its next chapter.

Step inside and you'll find a welcoming living space that flows into a bright sun room, perfect for dining, entertaining or enjoying morning coffee with garden views. Upstairs, the main bedroom offers practical built-in storage, while the second bedroom provides flexibility for guests, a nursery, or a home office.

Outside, enjoy your own private rear garden, ideal for summer evenings, plus there is ample off-street parking available close-by.

Requiring some modernisation, this property is a blank canvas – the perfect chance to add your personal touch. With no onward chain, moving could be quicker and easier than you think.

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**Porch**

Door and window to the front, door into Lounge/Diner.

**Lounge/Diner**

13' 9" x 20' 7" (4.20m x 6.28m)

Window to the front, stairs leading to the first-floor, archway to the kitchen, door to Sun Lounge, radiator and laminate wood flooring.

**Sun Lounge**

6' 5" x 11' 8" (1.96m x 3.56m)

Windows to the rear and door leading out to the garden with laminate wood flooring.

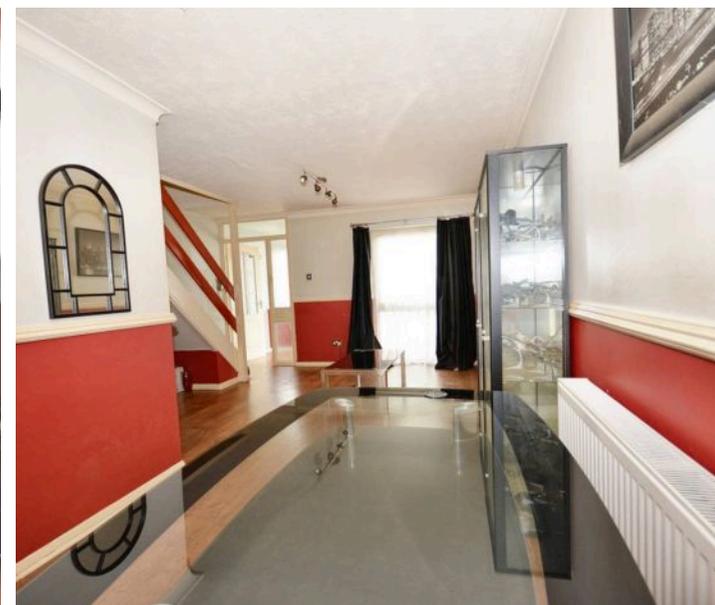
**Kitchen**

5' 9" x 8' 10" (1.75m x 2.69m)

Window to the rear, range of fitted kitchen units with worksurfaces over, inset sink/drain, space for free-standing electric/gas cooker, plumbing and space for washing machine, space for free-standing fridge/freezer.

**Landing**

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



### **Landing**

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

### **Bedroom 1**

10' 7" x 11' 8" (3.23m x 3.55m)

Window to the front, built-in storage cupboard and fitted bedroom furniture and laminate wood flooring.

### **Bedroom 2**

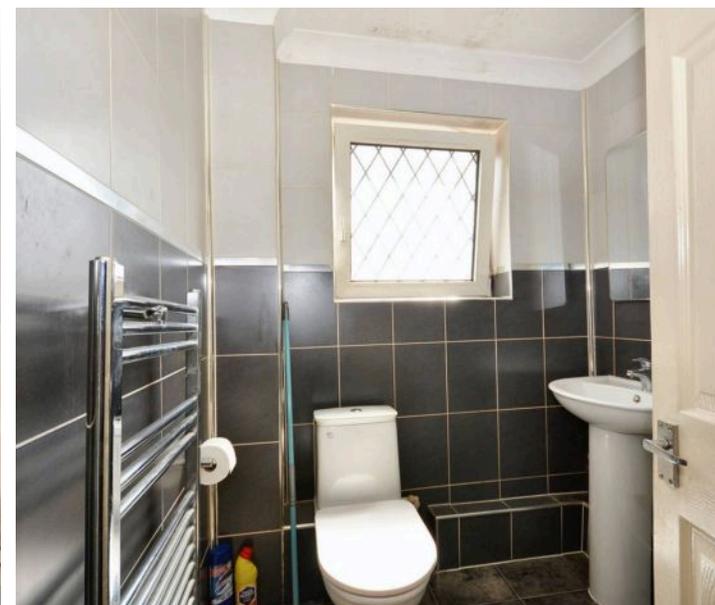
7' 9" x 8' 11" (2.35m x 2.73m)

Window to the rear and fitted carpet.

### **Bathroom**

5' 10" x 5' 11" (1.78m x 1.80m)

Window to the rear, square shower enclosure with electric shower, WC, wash basin, towel radiator, extractor fan, half height wall tiling (fully tiled to the shower enclosure) and tiled flooring.



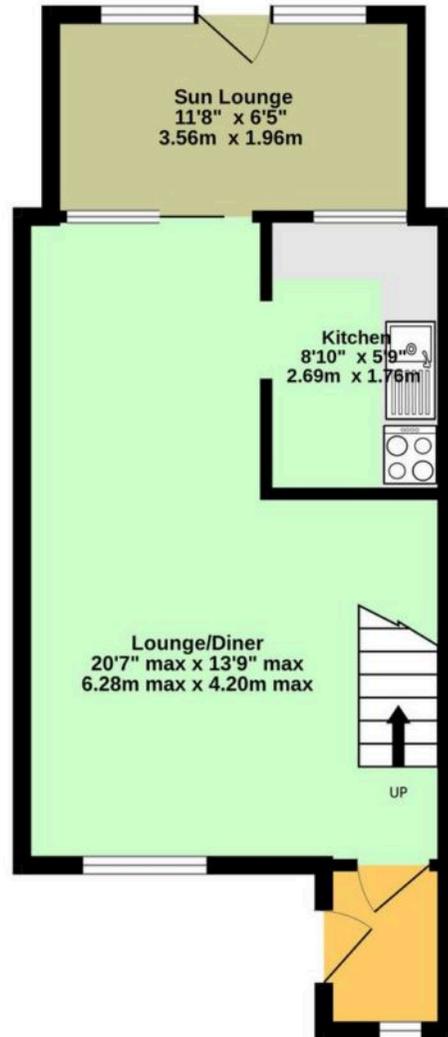
## GARDEN

A low maintenance garden, sun-facing with fenced and wall boundaries, gated rear access, timber garden shed, decking and pebble area.

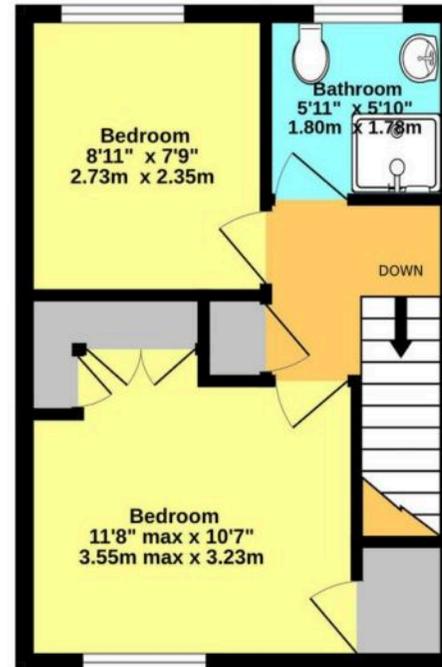
## ALLOCATED PARKING



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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