



37 Cleves Way, Ashford

Guide Price £250,000

Skippers

37 Cleves Way

Ashford, Ashford

Two-bedroom semi-detached home with open-plan lounge/diner, kitchen with garden access, off-road parking and garage. Scope to update, with garden mainly laid to lawn.

Council Tax band: B

Tenure: Freehold

- Semi detached
- Two bedroom
- Ideal for first time buyers
- Open plan living area
- Off street parking
- Garage



Sitting room

10' 11" x 12' 10" (3.33m x 3.91m)

A well proportioned reception room with wood-effect flooring and a window to the front. The space benefits from bespoke under-stairs storage units, providing practical built-in storage without compromising the room's layout. An open fireplace recess adds a focal point. Open plan access to dining room.

Dining area

7' 0" x 9' 3" (2.13m x 2.82m)

The dining area forms part of the open plan layout. There is ample space for a family dining table, with wood-effect flooring continuing through from the lounge. French doors leading to the garden. Serving hatch to the kitchen.

Kitchen

6' 11" x 9' 1" (2.11m x 2.77m)

The kitchen is arranged in a practical galley-style layout with fitted base units, work surfaces and space for freestanding appliances. A window to the rear provides natural light, and a door gives direct access to a small utility area and garden. The room is fully functional but would benefit from modernisation, offering an incoming buyer the opportunity to update and personalise the space to their own taste.



Bedroom One

10' 6" x 10' 10" (3.20m x 3.30m)

A well-proportioned double bedroom positioned to the front of the property. The room benefits from a large window providing plenty of natural light, fitted blinds, radiator and carpeted flooring.

Bathroom

The bathroom is fitted with a three-piece suite comprising panelled bath with shower attachment, pedestal wash basin and WC. Tiled walls and a frosted window provide privacy and natural light. The room is functional but would benefit from modernisation, giving a purchaser the opportunity to update and reconfigure to suit their own requirements.

Bedroom Two

7' 10" x 9' 2" (2.39m x 2.79m)

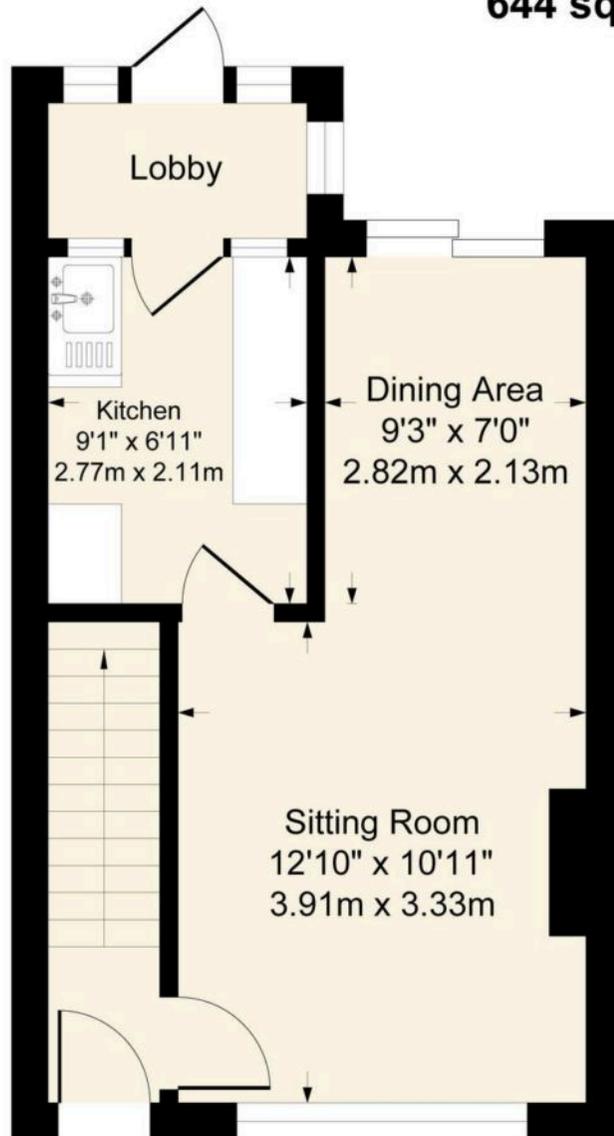
The room is well suited as a child's bedroom, nursery or home office, with space for a bed and freestanding furniture. Radiator and carpeted flooring. Window overlooking the garden.



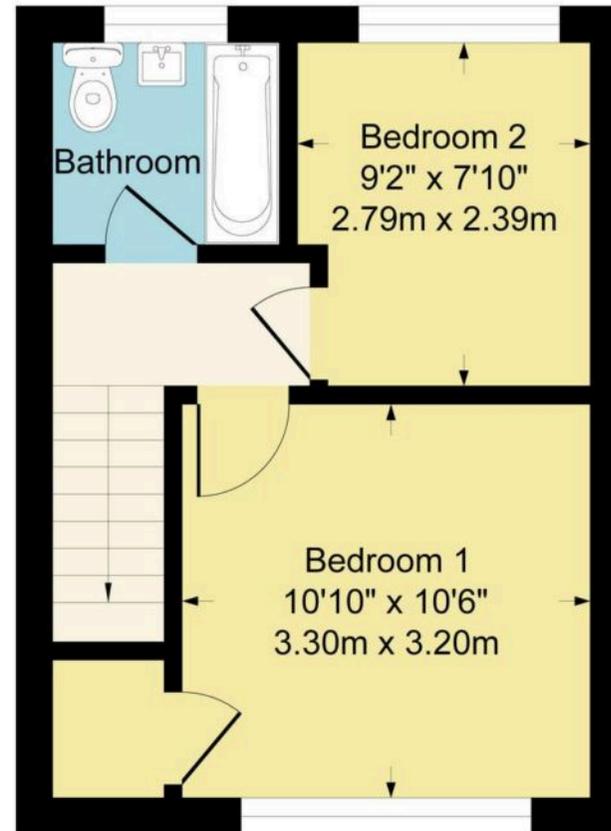




**Approximate Gross Internal Area
644 sq ft - 60 sq m**



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



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