



6 Eastern Avenue, Ashford

Guide Price **£260,000**

Skippers

6 Eastern Avenue

Ashford, Ashford

Charming Edwardian semi-detached home on Eastern Avenue, offering two generous bedrooms, a welcoming living and dining space, and a well-equipped kitchen. Packed with character, including decorative fireplaces, picture rails, and deep skirting boards, it also features a good-sized rear garden. Ideally located just a short walk from Ashford town centre and all local amenities.

Council Tax band: B

Tenure: Freehold

- Guide Price £260,000 - £270,000
- Charming Edwardian semi-detached home, rich in period character
- Two generous double bedrooms, ideal for comfortable living or home working
- Decorative fireplaces adding warmth and timeless appeal
- Picture rails and deep skirting boards throughout
- Spacious living and dining rooms, perfect for entertaining and family life
- Bright first-floor family bathroom
- Attractive, good-sized rear garden, ideal for relaxing, entertaining, and wildlife lovers
- Peaceful residential setting in a popular area of Ashford
- Short walk to Ashford town centre, local amenities, and Ashford International station with high-speed links to London
- Well-equipped kitchen



Hallway

Part glazed wooden door to the front, stairs leading to the first floor, radiator and fitted carpet.

Dining Room

10' 6" x 10' 11" (3.19m x 3.34m)

Bay window to the front, decorative feature fireplace, radiator and fitted carpet.

Living Room

13' 9" x 11' 11" (4.20m x 3.62m)

Window to the rear, doorway to the kitchen, under-stairs cupboard, chimney with feature surround (potential to re-instate fireplace), recess cupboard, radiator and fitted carpet.

Kitchen

7' 3" x 10' 5" (2.21m x 3.18m)

Fitted kitchen comprising wall and base units with work surfaces over, inset porcelain sink/drain, built-in electric oven, 4-zone hob and extractor hood, plumbing and space for a dishwasher and space for a free-standing fridge/freezer. Window to the side and door leading out to the garden.





Landing

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

Bedroom 1

8' 9" x 11' 11" (2.66m x 3.62m)

Window to the front, decorative fireplace, radiator and fitted carpet.

Bedroom 2

13' 9" x 10' 11" (4.20m x 3.34m)

Window to the rear, feature decorative fireplace, radiator and fitted carpet.

Bathroom

7' 3" x 10' 5" (2.21m x 3.18m)

Comprising a bath with mixer taps, thermostatic shower and glass shower screen, WC, wash basin with storage below, towel radiator, extractor fan, cupboard housing central heating boiler, bench storage, tiling around the bath and wall panelling with tiled flooring.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

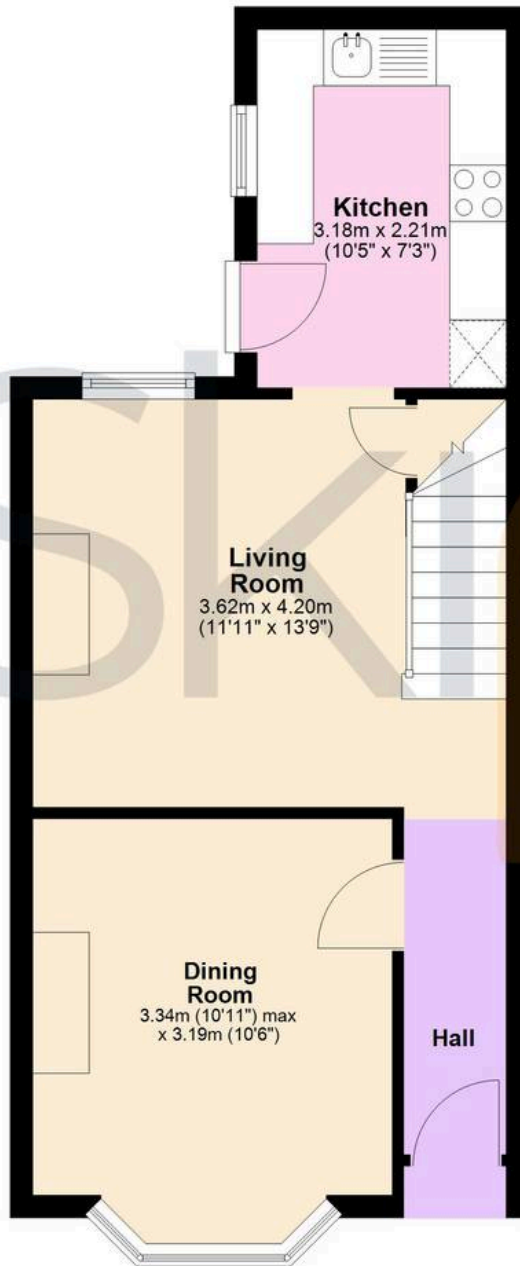
England, Scotland & Wales

EU Directive
2002/91/EC



Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 74.1 sq. metres (797.2 sq. feet)



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