



**57 Twelve Acres, Willesborough**  
**£250,000**

# 57 Twelve Acres

Willesborough, Ashford

Spacious mid-terraced property in sought-after Willesborough. Perfect for first-time buyers or buy-to-let investors. Open-plan kitchen/diner, double aspect lounge, three bedrooms. Landscaped rear garden. Convenient location with easy access to transport links and amenities. Call now to view.

Council Tax band: B

Tenure: Freehold

- Popular Willesborough Location
- Ideal first time buy or buy to let investment property
- 3 Bedrooms
- Open Plan Kitchen/Diner
- Lovely Size Rear Garden
- Ground Floor Cloakroom



**Entrance Hall**

With stairs to first floor

**Cloakroom**

Low level wc and wash hand basin

**Lounge**

16' 9" x 8' 5" (5.11m x 2.57m)

Double aspect with windows to front and rear

**Kitchen/Diner**

15' 10" x 9' 1" (4.83m x 2.77m)

With range of low level cupboards and drawers beneath work surfaces, window and double doors to rear garden. Stainless steel sink with drainer. Wall mounted units with display cupboard, space and plumbing for washing machine.

**First Floor Landing****Bedroom**

15' 10" x 10' 8" (4.83m x 3.25m)

Carpeted with window to rear.

**Bedroom**

11' 11" x 9' 1" (3.63m x 2.77m)

Carpeted with window to rear.

**Bedroom**

9' 1" x 7' 5" (2.77m x 2.26m)

Carpeted with window to front

**Bathroom**

White suite comprising low level wc, wash hand basin,

panelled bath with mixer tap and obscured window to front.



## GARDEN

The rear garden is laid to lawn with patio. There is gated side access, brick build shed and range of shrub and flower borders.







## Ground Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



## First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



**Total area: approx. 81.5 sq. metres (877.1 sq. feet)**

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

Andrew & Co Estate Agents - Ashford

01233 632383

[info@andrewandco.co.uk](mailto:info@andrewandco.co.uk)

