



HUNTERS[®]
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Pollard Close, Ashford, TN23 5EG | GUIDE PRICE - £240,000 – £260,000
Call us today on 01233 613613



EPC COMING SOON...

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Guide Price £240,000 - £260,000

Hunters are delighted to welcome to the market, this well presented and improved three-bedroom terraced house situated in south Ashford, close-by to local amenities.

This property offer good size lounge with double aspect windows, the property also boasts a large conservatory with tinted roof ideal for those later summer evenings. There is also a spacious kitchen at the back that has undergone modernisation with plenty of wall and base units, there is also a utility room that also has a W/C.

The house itself offers accommodation across two floors. Upstairs you will find three well proportioned bedrooms, and a family shower room.

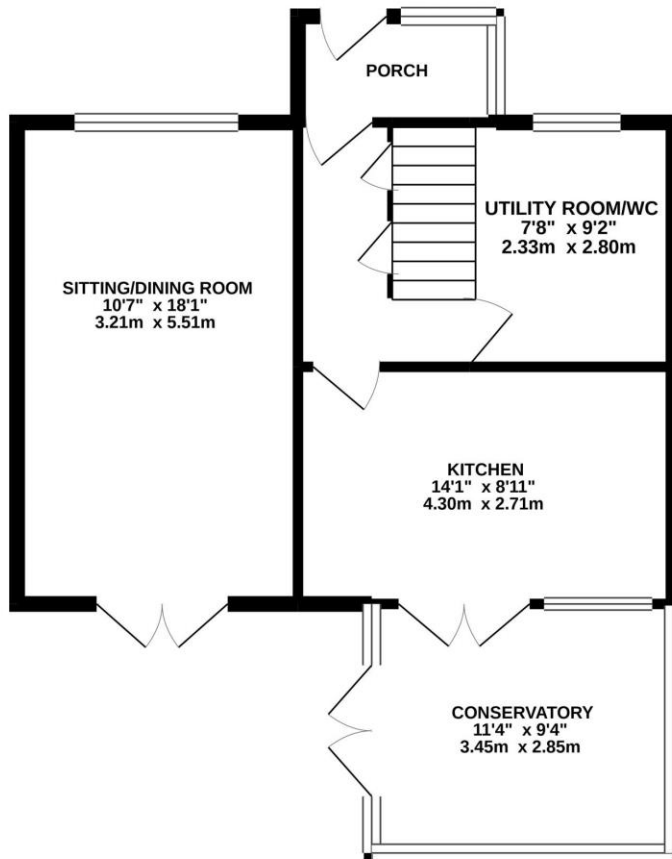
Externally the property benefits from a low maintenance garden laid to paving with a shed perfect for extra storage.

This property is conveniently situated the South Ashford area within walking distance of local amenities. Ideally located, providing easy access to the town centre and Ashford International Passenger Station. (Journey time 37mins to St Pancras). Ashford is a thriving town with excellent road and rail links, and offers supermarkets, schools, leisure facilities, cinema complex and the McArthurGlen Designer Outlet.

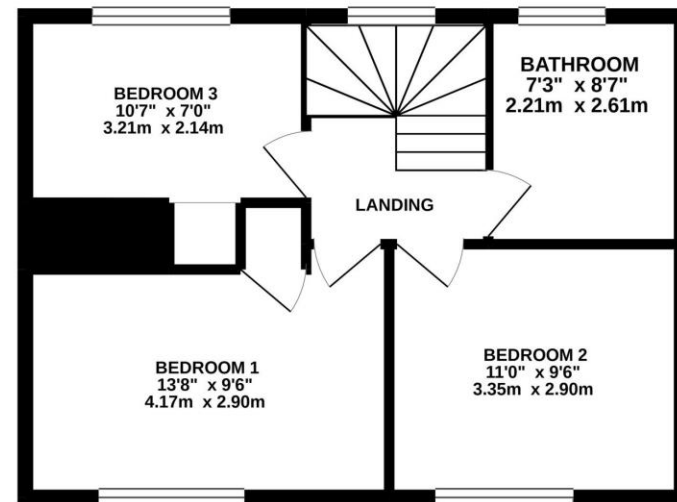
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Contact sole agents Hunters on 01233 613613 to arrange your viewing now!

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

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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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 the 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.

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