





Property Description

Offered to the market with no onward chain, this extended three-bedroom terraced home presents an excellent opportunity for buyers looking to create their ideal family home. Situated in a popular residential cul-de-sac, the property benefits from a substantial double-storey extension, providing generous living accommodation throughout, while also offering scope for improvement and modernisation.

The ground floor comprises a spacious living area, a convenient downstairs WC, and a bright conservatory which provides valuable additional reception space overlooking the rear garden. The flexible layout offers plenty of room for family life and entertaining alike.

Upstairs, the double-storey extension has created three well-proportioned bedrooms, making the property an ideal choice for growing families. While the home would benefit from some updating, it provides a fantastic canvas for purchasers to add their own style and potentially increase value.

Externally, the property enjoys a private rear garden, perfect for relaxing, gardening, or outdoor dining.

Located on the popular Nutley Close development, the property is conveniently positioned for local schools, shops, transport links and Ashford town centre.

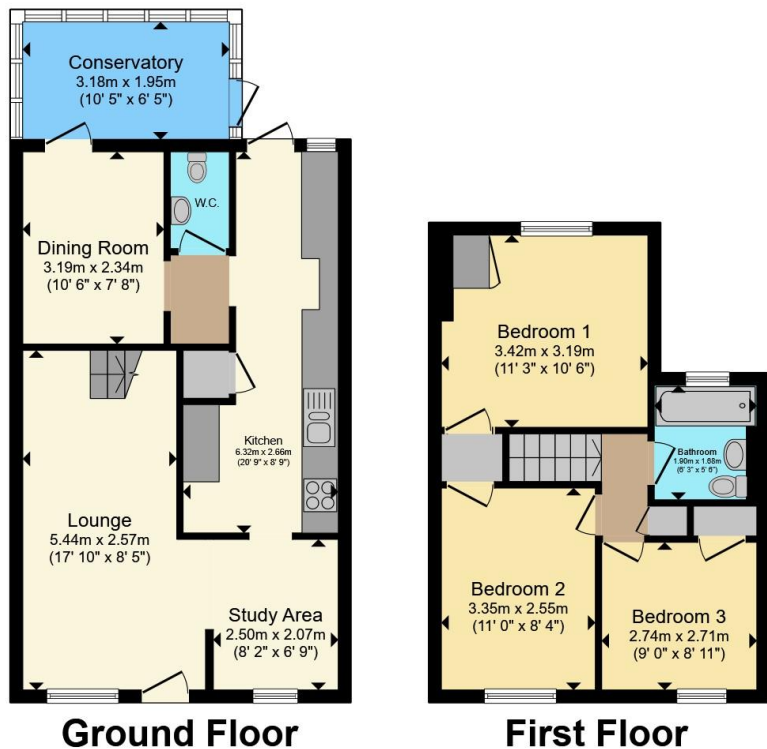
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

We have been unable to verify if either planning permission or building regulation certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.





Total floor area 88.8 m² (956 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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77 High Street
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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/ASH409121

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: ASH409121 - 0002