



## 23 Corner Field, Kingsnorth

In Excess of £270,000

## 23 Corner Field

Kingsnorth, Ashford

A charming 2-bedroom house in the sought-after Park Farm area, enjoying a modern kitchen, low-maintenance garden & two allocated parking spaces. Situated close to schools and shops. Council Tax band: C

Tenure: Freehold

- Two bedroom terraced house
- Modern kitchen
- Wardrobes fitted to bedroom 1
- Two allocated parking spaces
- Low maintenance garden
- No forward chain
- Close to local schools
- Popular Park Farm location



### **Porch**

uPVC door to front, window to the side, space for coats and shoes. Door into Lounge.

### **Lounge**

15' 5" x 11' 10" (4.70m x 3.60m)

Window to front, door to kitchen/diner, stairs to first floor, panel radiator, laminate wood flooring. Cupboard housing electric meters and consumer unit.

### **Kitchen/Diner**

9' 1" x 11' 10" (2.76m x 3.60m)

Modern fitted kitchen comprising matching wall and base units with work surface over, inset composite sink/drain, built-in electric oven, 4-burner gas hob and extractor hood above, plumbing and space for washing machine, plumbing and space for dishwasher, space for free-standing fridge/freezer. Patio doors to the garden, window to the rear, panel radiator, wood effect tiled flooring. Cupboard housing central heating boiler.

### **First floor landing**

Doors to both bedrooms and bathroom, loft access hatch, carpet laid to the stairs and landing.

### **Bedroom 1**

9' 1" x 11' 10" (2.78m x 3.60m)

Window to the rear, fitted wardrobes, panel radiator, carpet laid to the floor.

### **Bedroom 2**

9' 0" x 11' 10" (2.74m x 3.61m)

Window to the front, panel radiator, carpet laid to the floor.

### **Bathroom**

Comprising a bath with mixer taps and shower over, WC, wash hand basin, chrome towel radiator, tiling to the walls and floor. Two storage cupboards above the stairs.

### **Services**

All mains services connected. EPC rating: C (69). Local Authority: Ashford Borough Council. Council Tax Band: C



**GARDEN**

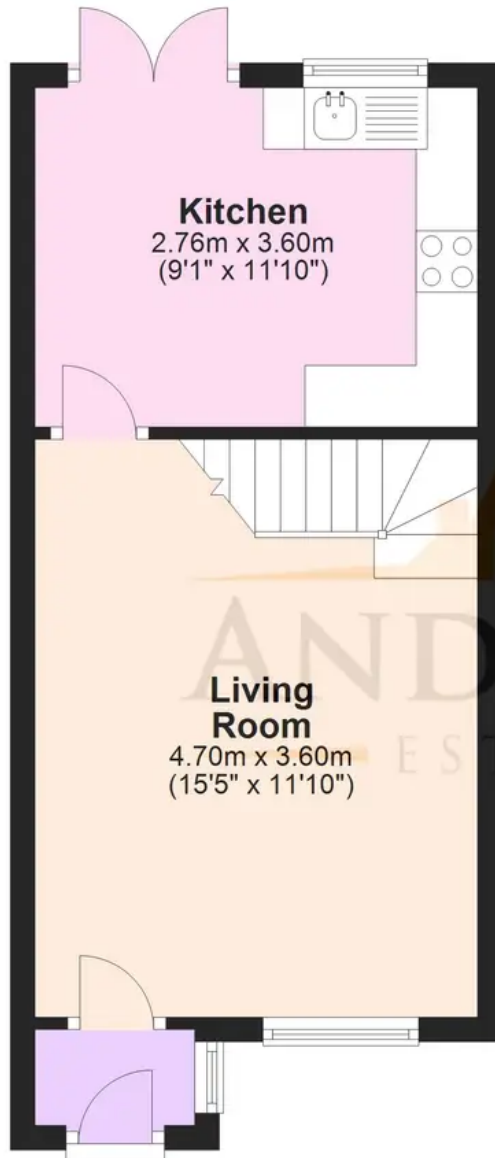
**ALLOCATED PARKING**

2 Parking Spaces



## Ground Floor

Approx. 28.4 sq. metres (305.3 sq. feet)



## First Floor

Approx. 26.3 sq. metres (283.3 sq. feet)



Total area: approx. 54.7 sq. metres (588.6 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)

