



## 7 Bramling Court Nine Acres, Kennington

Offers in Region of £130,000

# 7 Bramling Court Nine Acres

Kennington, Ashford

Spacious 3-bed maisonette in Kennington with cloakroom, lounge/diner, modern kitchen, private rear garden for al fresco dining. Generously sized bedrooms, allocated parking. Ideal canvas for your dream home!

Council Tax band: B

Tenure: Leasehold

- Three Bedrooms
- Private Rear Garden
- Allocated Parking
- Ground Floor Cloakroom
- 69 yr lease
- Popular Kennington Location
- Spacious Two Storey Maisonette



**Hallway**

With stairs to first floor

**Cloakroom**

With low level wc, wash hand basin

**Kitchen**

10' 6" x 8' 10" (3.20m x 2.69m)

Range of cupboards and drawers beneath work surfaces, wall mounted units, window to front, space and plumbing for washing machine, space for freestanding over with extractor over, sink with mixer tap and drainer.

**Lounge/Diner**

17' 2" x 15' 11" (5.23m x 4.85m)

With patio doors to rear garden.

**Landing****Bedroom**

14' 5" x 8' 10" (4.39m x 2.69m)

With window to rear.

**Bedroom**

13' 3" x 8' 10" (4.04m x 2.69m)

With window to front.

**Bedroom**

10' 2" x 6' 9" (3.10m x 2.06m)

With window to rear.

**Bathroom**

White suite comprising low level wc, wash hand basin, panelled bath with shower screen and electric shower over. Obscured window to front.



**GARDEN**

Enclosed rear garden with gated access to parking space.

**ALLOCATED PARKING**

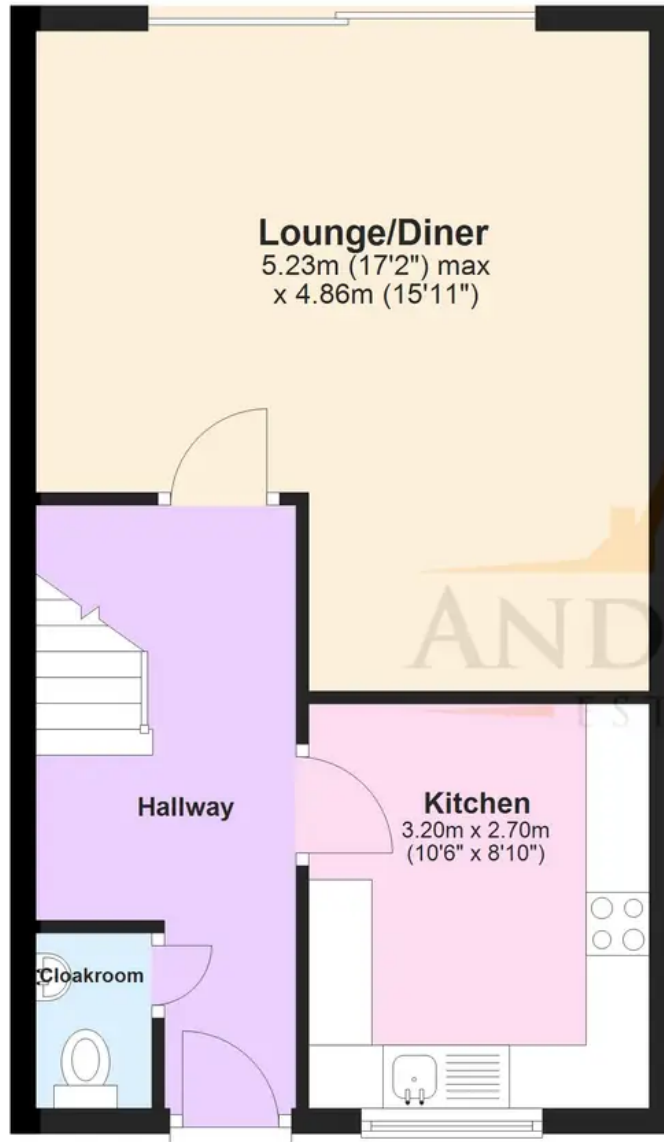
1 Parking Space

Allocated parking space to rear of property



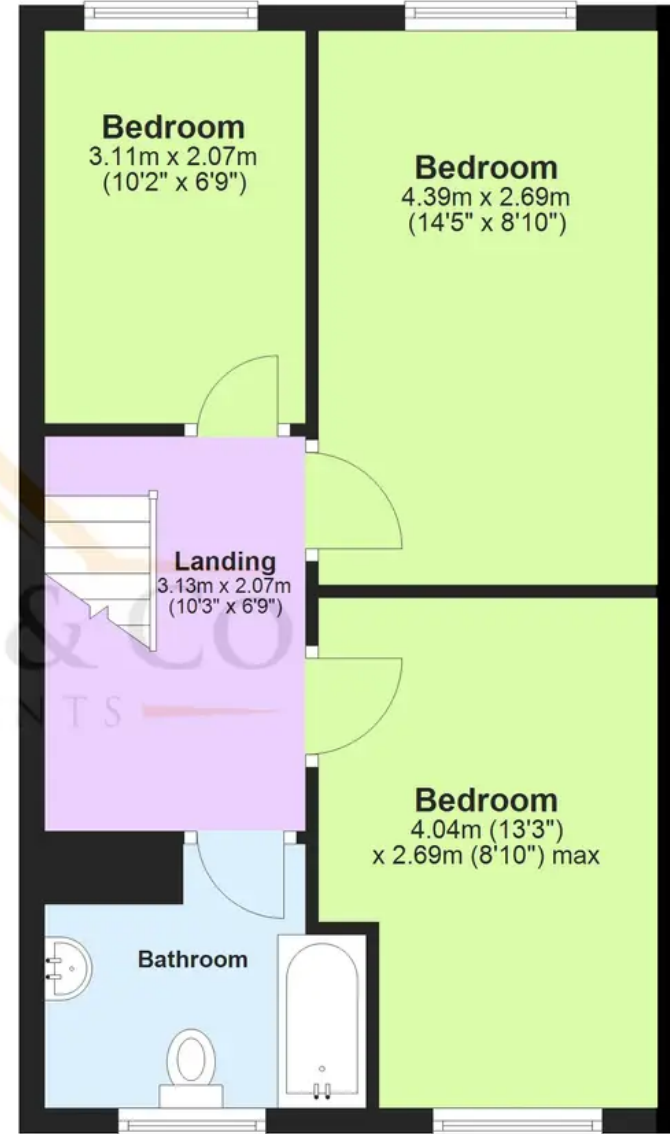
## Ground Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 82.8 sq. metres (891.2 sq. feet)

Plans are for layout purposes only and 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)

