



26 East Lodge Road, Ashford

Offers in Region of **£250,000**

Skippers

26 East Lodge Road

Ashford, Ashford

A lovely two-bedroom home, situated within sought-after Godinton Park location, within walking distance of local amenities, including Godinton Park Primary School, benefiting from a conservatory and garage en-bloc.

Council Tax band: B

Tenure: Freehold

- Two-bedroom terraced home
- Extended with a Conservatory
- Garage en-bloc
- Walking distance of local amenities within Godinton Park
- Walking distance to Godinton Primary School
- Walking distance of Ashford Town Centre & International Station
- Easy access to M20 (jct 9)
- New electrical consumer unit fitted



Entrance Porch

Composite uPVC door to the front, window to side, cupboard housing gas and electricity meters, coat hooks, door into Living Room, tiled flooring.

Living Room

17' 8" x 12' 2" (5.38m x 3.72m)

Window to the front, stairs to first floor, panel radiator, carpet laid to the floor. Door into kitchen.

Kitchen

7' 5" x 12' 3" (2.27m x 3.73m)

Matching wall and base units with work surface over, inset stainless steel sink/drain, built-in electric double oven, 4-burner gas hob with extractor hood above, plumbing and space for a dishwasher and washing machine, space for free-standing fridge/freezer. Door to the conservatory and window looking in. Panel radiator and tiled flooring.

Conservatory

10' 0" x 9' 10" (3.06m x 2.99m)

uPVC construction with windows to the rear and sides, doors opening to the garden, insulated roof, lights, panel radiator, tiled flooring.

First Floor Landing

Doors to each bedroom, bathroom, loft access, carpet laid to the stairs and landing.

Bedroom 1

10' 11" x 12' 2" (3.32m x 3.72m)

Windows to the rear, built-in over-stairs wardrobe, panel radiator, carpet to the floor.

Bedroom 2

7' 11" x 12' 2" (2.41m x 3.72m)

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

Bathroom

Comprising a bath with mixer taps and shower over, close-coupled WC, wash basin, panel radiator, full tiled walls, airing cupboard housing central heating boiler, vinyl flooring.





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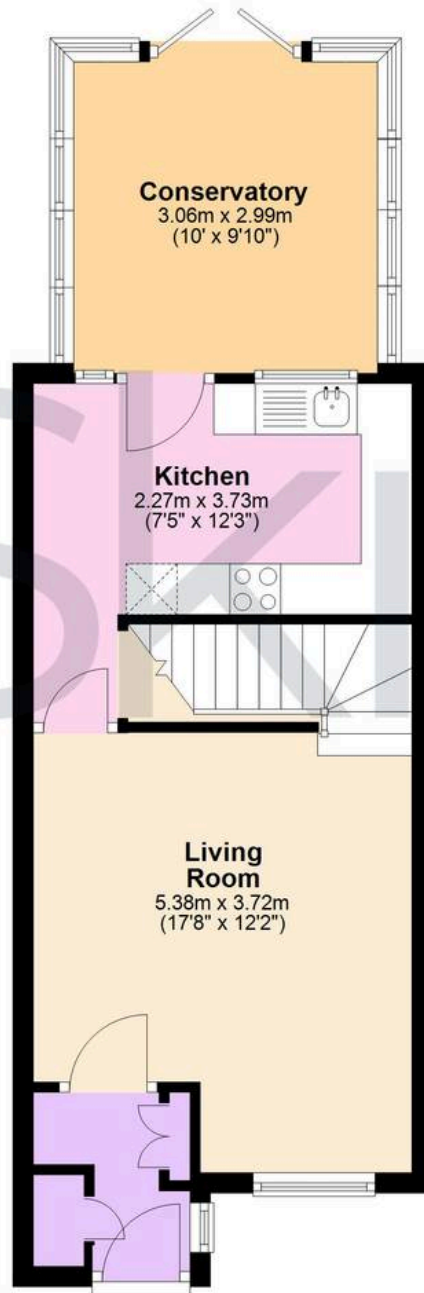
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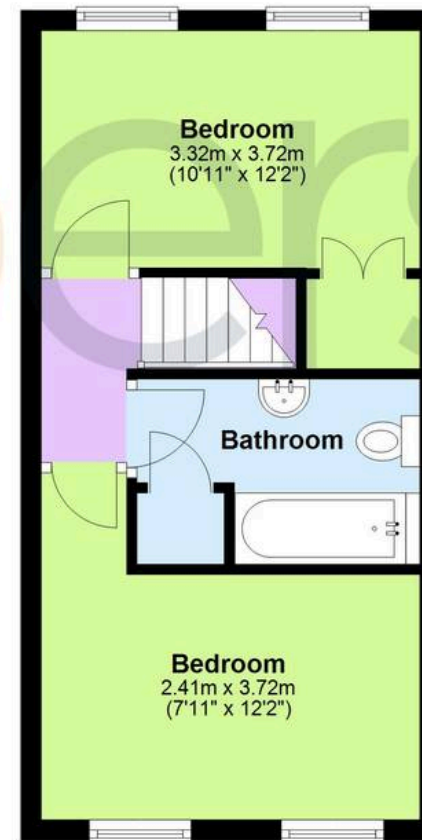
Ground Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.3 sq. feet)



Total area: approx. 68.5 sq. metres (737.7 sq. feet)



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