



**17 Lime Close, Ashford**

Guide Price **£280,000**

**Skippers**



## 17 Lime Close

Ashford, Ashford

Extended end-terrace with spacious, kitchen, lounge, conservatory, two double bedrooms, garage en-block, and great location near schools, shops and transport.

Council Tax band: B

Tenure: Freehold

- Two bedroom extended property
- Downstairs shower room
- Garage en-block
- Corner plot
- Walking distance of local amenities within Godinton Park
- Walking distance of Ashford Town Centre & International Station
- No onward chain





**Porch**

UPVC Entrance door, into the porch with glazed door into the lounge.

**Lounge / dining room**

11' 1" x 12' 5" (3.37m x 3.78m)

Window to front, stairs to first floor, door to kitchen and living room

**Kitchen**

10' 9" x 12' 4" (3.28m x 3.76m)

Window to rear. Kitchen comprising wall and base units with worksurfaces over, inset stainless steel sink/drain, space for free standing gas cooker and undercounter fridge/ freezer with plumbing for washing machine.

**Living room**

21' 8" x 11' 10" (6.61m x 3.60m)

Spacious lounge with a front-facing window and sliding doors leading to the conservatory, featuring an electric fire and fitted carpet. Doors leading to walkway to downstairs shower room

**Conservatory**

Accessible from both the kitchen and lounge, this versatile space features vinyl flooring to one side, currently used as a utility area with room for appliances. Separated by a door in the middle, the opposite side is carpeted and set up as a seating area. A door at the rear provides direct access to the garden.

**Downstairs shower room**

Tiled bathroom featuring a shower cubicle, wash basin and toilet, with a radiator and a rear-facing window.







### **Landing**

Doors leading to bedrooms and family bathroom.

### **Bedroom One**

10' 7" x 8' 4" (3.22m x 2.54m)

A light and spacious room with built-in over-bed storage and wardrobes, with double glazed windows to the front.

### **Bedroom Two**

12' 4" x 7' 6" (3.77m x 2.28m)

A spacious and light double bedroom with window to rear and a cupboard going back over the stairs for extra storage.

### **Bathroom**

Half tiled, bath with mixer tap, WC and sink basin.

Large airing cupboard





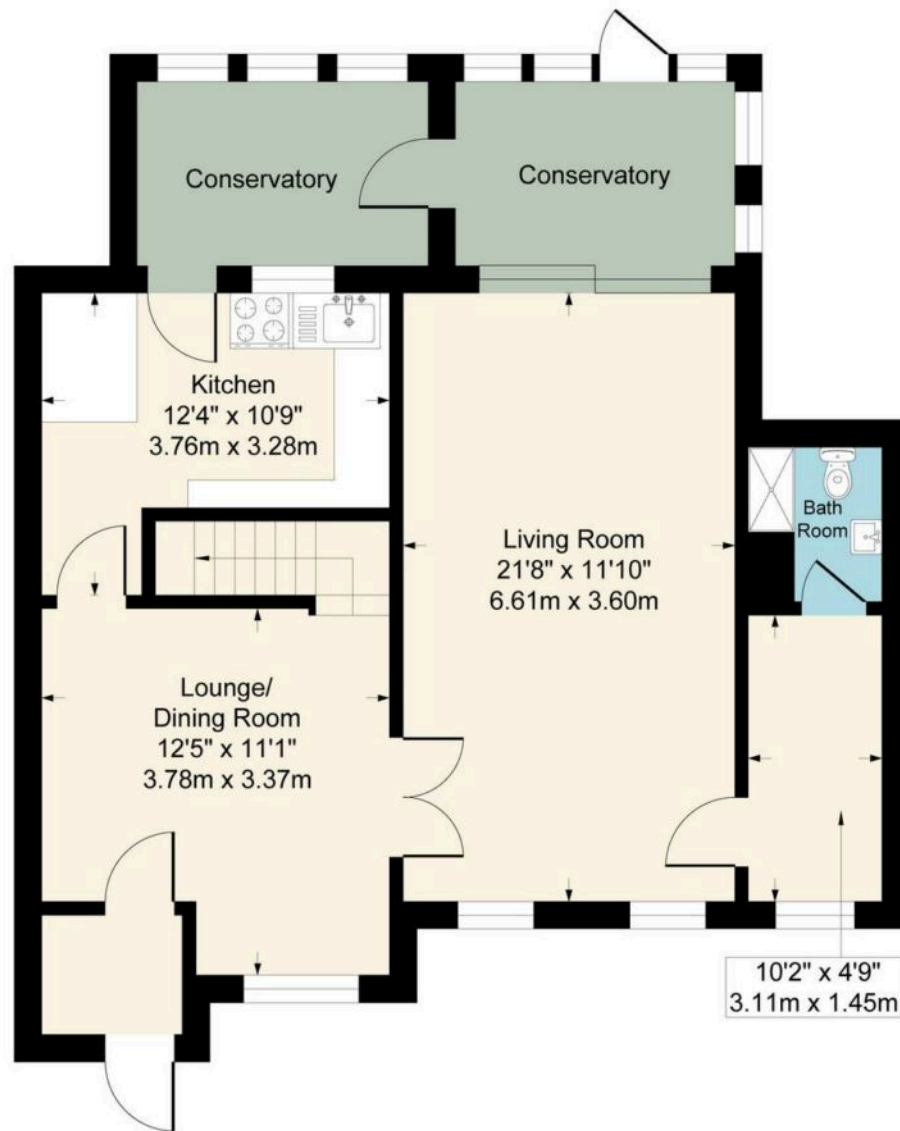




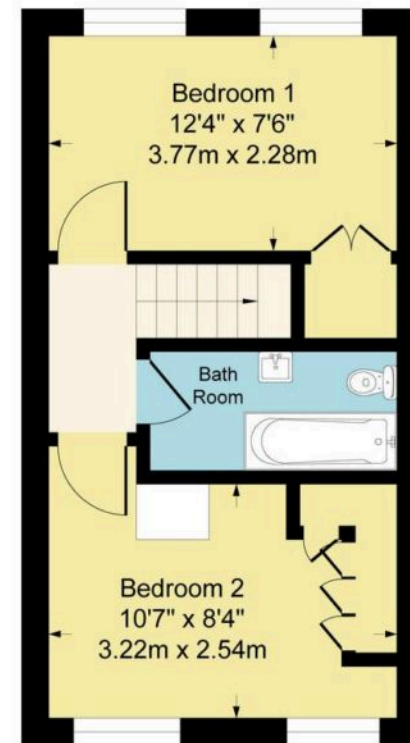




**Approximate Gross Internal Area = 964 sq ft - 89.6 sq m  
(Excluding Conservatory)**



**Ground Floor**



**First Floor**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.





## Skippers Estate Agents – Ashford

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