

Ashford

£174,999



NO ONWARD CHAIN-TWO DOUBLE BEDROOMS-Situated in a sought after location in the Singleton area of Ashford is this two bedroom terraced property. The accommodation comprises, entrance lobby, lounge and kitchen/breakfast room to the ground floor. To the first floor there are two double bedrooms and the bathroom/wc. The property also benefits from central heating and double glazing where stated. Outside there are gardens to the front and rear along with two allocated parking spaces. To arrange a viewing contact **SOLE AGENTS 'STEVENS PROPERTY SALES AND LETTINGS'**

NO ONWARD CHAIN

Lounge

Bathroom/WC

Double Glazing

Gardens

TWO DOUBLE BEDROOMS

Kitchen/Breakfast Room

Central Heating

Allocated Parking

EPC Rating C

ACCOMMODATION

GROUND FLOOR

Lobby

Entered via and opaque double glazed UPVC front door. Glazed door leading into the lounge.

Lounge 15' 5" x 11' 7" (4.70m x 3.53m)

Radiator, UPVC double glazed window to the front, stairs to the first floor and door leading through to the kitchen/breakfast room at the rear.

Kitchen/Breakfast Room 11' 7" x 8' 9" (3.53m x 2.66m)

Stainless steel sink and drainer unit with mixer tap and cupboard under, range of white base and wall mounted units, part tiled walls, plumbing and space for washing machine, radiator, under stairs store cupboard, UPVC double glazed door and single glazed window to the rear.

FIRST FLOOR

Bedroom One 11' 7" x 10' 2" (3.53m x 3.10m)

Radiator, two UPVC double glazed windows to the front.

Bedroom Two 11' 7" x 9' 1" (3.53m x 2.77m)

Radiator, UPVC double glazed window to the rear.

Bathroom/WC

White suite comprising panelled bath with mixer tap and shower attachment, low level flush wc and pedestal wash hand basin, part tiled walls, built in cupboard, radiator, extractor fan

OUTSIDE

Front Garden

Open front garden, partly lawned with pathway leading to the front door.

Rear Garden

Enclosed rear garden with patio area, lawn and shed.

Allocated Parking

Two allocated parking spaces.



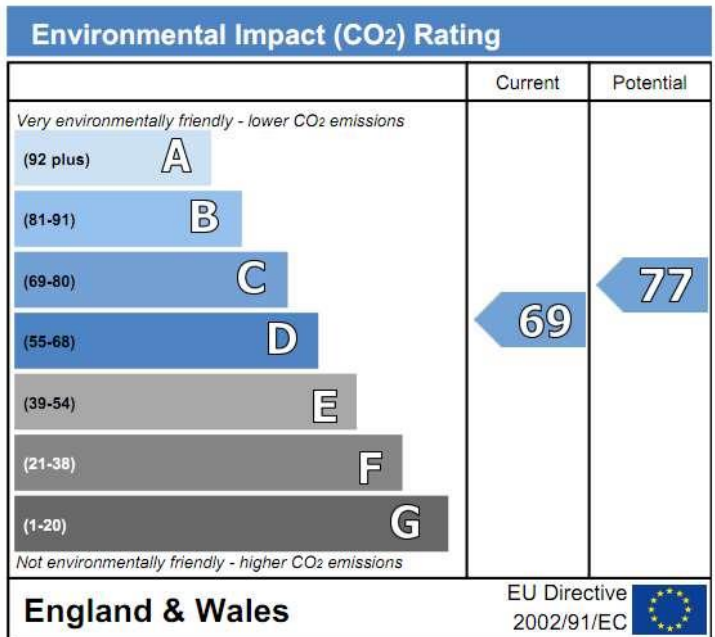
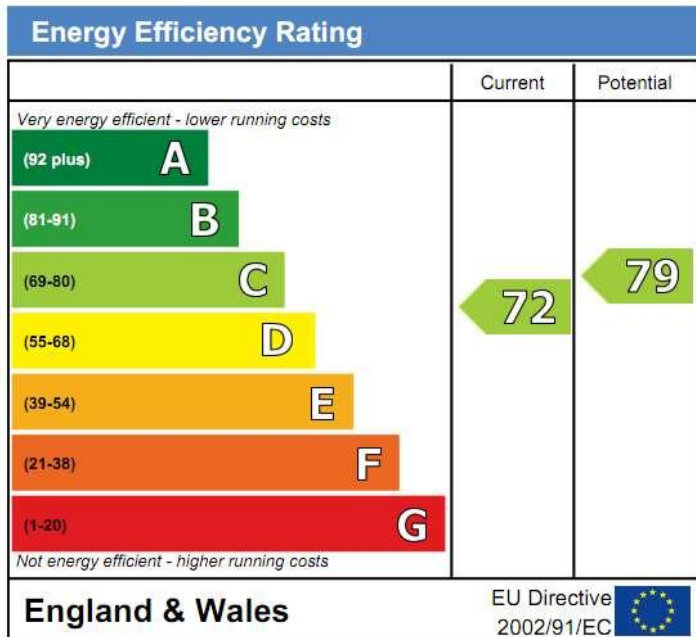
Energy Performance Certificate



13, Manorfield,
ASHFORD,
TN23 5YW

Dwelling type: Mid-terrace house
Date of assessment: 16 June 2010
Date of certificate: 16 June 2010
Reference number: 0076-2876-6263-9090-2411
Type of assessment: RdSAP, existing dwelling
Total floor area: 60 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	244 kWh/m ² per year	183 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	1.8 tonnes per year
Lighting	£46 per year	£31 per year
Heating	£380 per year	£307 per year
Hot water	£99 per year	£82 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

We are one of the only Estate Agents in Ashford who have established truly independent mortgage advisors. Our advisers have access to ALL UK mortgage lenders and life assurance companies and can provide you with up to the minute information on many rates available to you. We will tailor our service to your individual needs, the majority of agents cannot do this. To arrange an appointment please telephone 01233 640400.

Whilst under the Property Misdescriptions Act 1991 we endeavour to make our sales details accurate & reliable, they are set out for guidance only and they should not be relied upon as statements or representations of fact. They do not constitute any part of an offer or contract. The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on their behalf. Appliances, services, fittings and equipment mentioned in these particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your legal advisers. The measurements indicated are supplied for guidance only and as such potential buyers are advised to recheck them before committing to any expense. Stevens & Co has not sought to verify the legal title of the property and buyers must obtain such verification from their legal representative. No person in the employment of Stevens & Co has any authority to make or give any representation.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.