



12 Ashgrove

Orchard Heights

Ashford, Kent TN24 0NU

Detached house on popular Orchard Heights, in need of some updating and modernisation. Lounge with bay window. Kitchen/breakfast room, Conservatory. Downstairs WC, 3 bedrooms (1 ensuite) Family bathroom. Small enclosed rear garden. Integral garage and parking.

Offers over £250,000



Accommodation

Lounge • Kitchen/Breakfast room • Conservatory
Downstairs WC • Bedroom with ensuite • 2 Further bedrooms • Family Bathroom

Exterior

Small enclosed rear garden, mainly laid to lawn with established trees and shrubs • Integral garage and driveway.

Communications

Junction 9 M20 • Ashford International Railway Station to St Pancras approx 37 minutes • A 28 Canterbury Road to Canterbury





Situation

Orchard Heights is one of the most sought after and popular developments on the outskirts of Ashford, yet close to amenities such as the Ashford International Railway Station and M20 Junction 9. Ashford Golf Club is close by in Sandyhurst Lane and the Ashford International Hotel with leisure facilities can also be found nearby. Ashford is also an area that has many bars and restaurants, a Bannatynes Gym and Cineworld multiplex. In all a great family location

12 Ashgrove

This detached house has been in the same ownership for many years, however is now in need of some updating and modernisation. The lounge is to the front of the property, with the kitchen/breakfast room leading into the conservatory and garden at the rear. There is also a door from the conservatory into the garage. On the first floor are two double bedrooms, one with ensuite but both with built in storage, and a single bedroom. The family bathroom has had the bath removed and a large shower installed in its place. Outside there is a drive leading to the integral garage.

Directions

From M20 Junction 9, take the third exit Fougères Way and on the dual carriageway move into the right hand lane ready to take the fourth exit on to the A28, continue through the traffic lights to the roundabout and turn left on to Orchard Heights.

At the next roundabout turn right and take the first right into Blossom Lane, Ashgrove is the first turning on the right and No 12 is the first on the right.

All mains services connected

Viewing

Strictly by appointment with the agents
(A1310)



Energy Performance Certificate



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

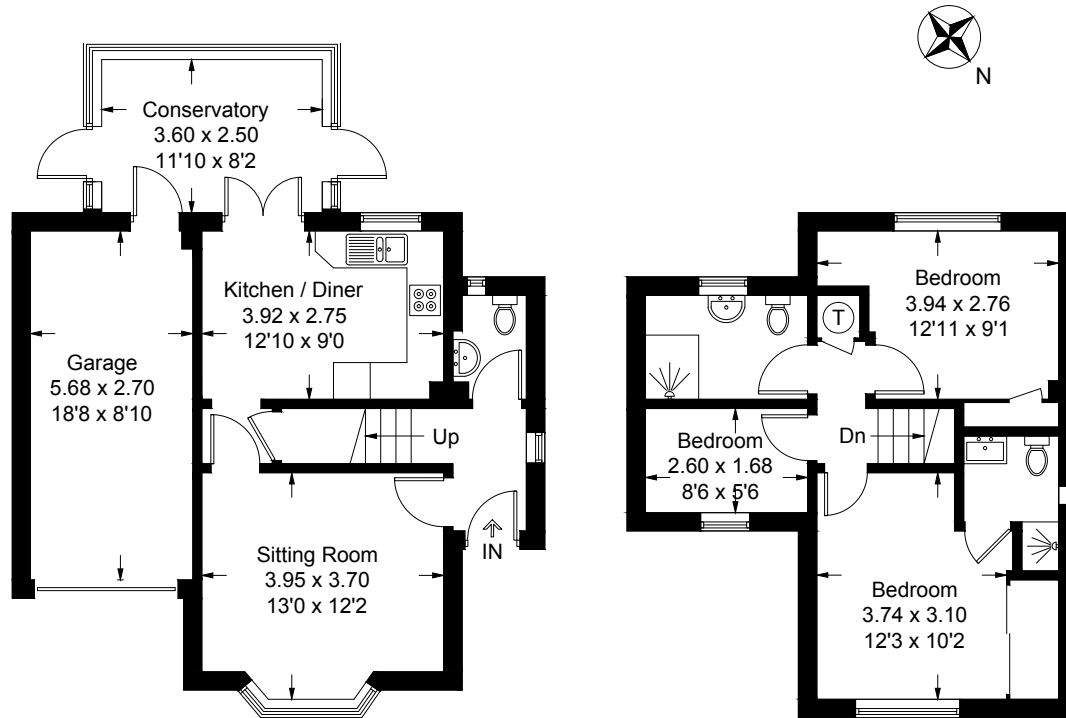
We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

12 Ashgrove, Orchard Heights, Ashford



**Ground Floor = 60.9 sq m / 655 sq ft
(Including Garage)**

First Floor = 40.1 sq m / 432 sq ft

Approximate Gross Internal Area = 101.0 sq m / 1087 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID277797)

Ashford

Ashford is a vibrant market and commuter town with a modern infrastructure including an International Station with Eurostar trains to Europe and 37 minute High Speed trains to London St Pancras. There are two M20 motorway junctions and principal road links to surrounding towns. Whilst there are many period houses and buildings throughout the town, it is contemporary development

that is the beating heart of Ashford with a recent town centre shopping development, the McArthur Glen retail outlet designed by Lord Rogers, a Waitrose store and John Lewis furnishing store.

Major leisure facilities include The Stour Centre and Julie Rose Stadium.

The vibrancy of the town makes Ashford a desirable place to live and work which is why in 2005 it was voted the fourth best place to live in the United Kingdom.



Ashford Office

Romney House
Orbital Park
Ashford TN24 0HB
01233 506222

Tenterden Office

9 The Fairings
Oaks Road
Tenterden TN30 9QX
01580 766766

Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have been valuing and selling houses within the Ashford area since the great storm of 1987. With over 25 years of experience, I can offer you all you the expertise you need.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Bill Dane

Head of Hobbs Parker
Ashford Homes