



Postling, Singleton, Ashford, Kent, TN23 4UX

Guide Price £240,000

Guide Price £240,00 - £260,000 Bungalows are not just for the elderly. This property is detached, on a good plot and offers a great opportunity for the young or old.

Close and convenient to all amenities at the Singleton Shopping Centre, including doctors surgery, dentist, chemist, vets and small supermarket with post office.

The property is being offered CHAIN FREE - avoiding a lengthy chain. There is large level rear garden, with established planting providing a natural boundary and attractive outlook.

There are double glazed windows and gas heating with recently installed gas boiler.

Entrance Porch

Tiled floor

Entrance Hall

Laminate floor, hatch to loft, radiator

Lounge 16' 4 x 12'2 (4.88m x 3.71m)

Double glazed bay window to front, two radiators, carpet.

Kitchen 12'1 x 7'2 (3.68m x 2.18m)

Window to rear door to conservatory, wall and base cupboard units, work surface with sink unit, wall mounted gas boiler installed in Jan 2019, space for appliances.

Conservatory 15'11 x 8'10 (4.85m x 2.69m)

Double glazed with doors to garden

Bedroom 12'7 x 11'2 (3.84m x 3.40m)

Double glazed window to front, radiator.

Bedroom 9'2 x 9'1 (2.79m x 2.77m)

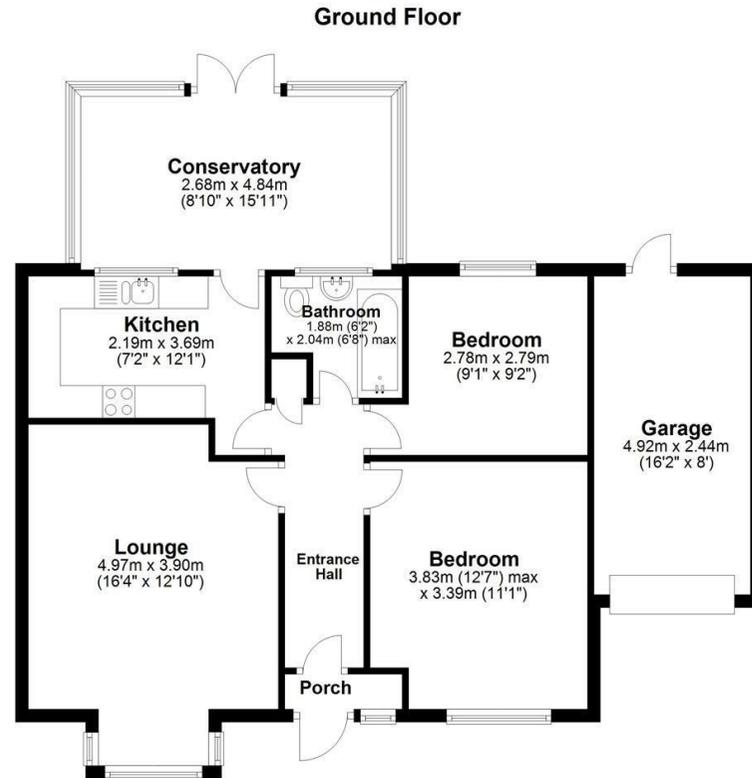
Double glazed window to rear, radiator.

Bathroom

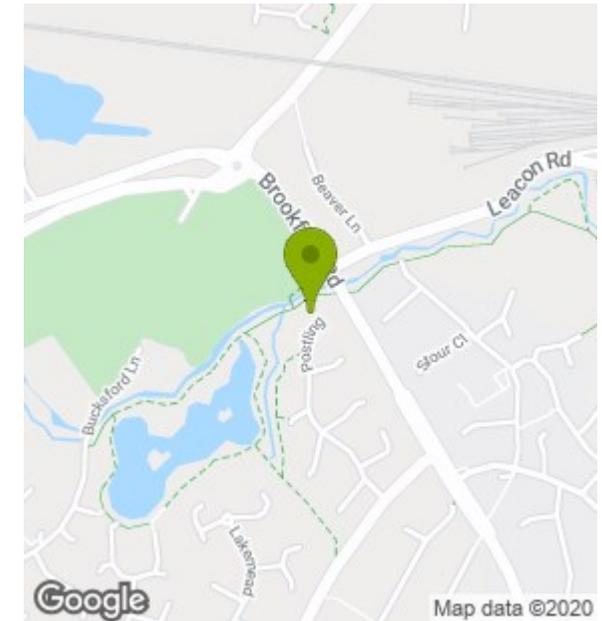
Window to rear, wall tiling, bath with Tritton shower and screen above, wash basin, WC, radiator.

Exterior

Drive way to side leading to an adjoining GARAGE, Lawned front garden. a good size and established rear garden with large patio.



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.
 Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		70	
		87	86
			68
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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.

