



East Lodge Road, Godinton Park, Ashford, Kent, TN23 3DQ

Price Range £160,000

Price range £160,000 - £170,000. Single storey living with a garden and GARAGE at a very affordable price. In a great area too!

This GROUND FLOOR two bedroom apartment/maisonette will rival many houses for space. The property also comes with private front and rear access and leads to its own enclosed garden.

Godinton Park has its own facilities - shopping, schooling pub/restaurant, and village hall and yet is still close to Ashford Town centre .

Lounge 21'1 x 11'2 (6.43m x 3.40m)

Double glazed window to front, two radiators, feature fire place, entrance door

Providing patio, lawn, flower borders and garden shed.
GARAGE en bloc.

Inner Hallway

Understairs cupboard, radiator

Kitchen 9'10 x 8'2 (3.00m x 2.49m)

Double glazed window and door to rear garden, built in cupboard, wall mounted gas boiler, cupboard units, work top with sink unit, electric hob, built in oven

Bedroom 16'3 x 9'6 (4.95m x 2.90m)

A large master bedroom, plenty of space for bedroom furniture, Double glazed window to front, radiator

Bedroom 9'10 x 8' (3.00m x 2.44m)

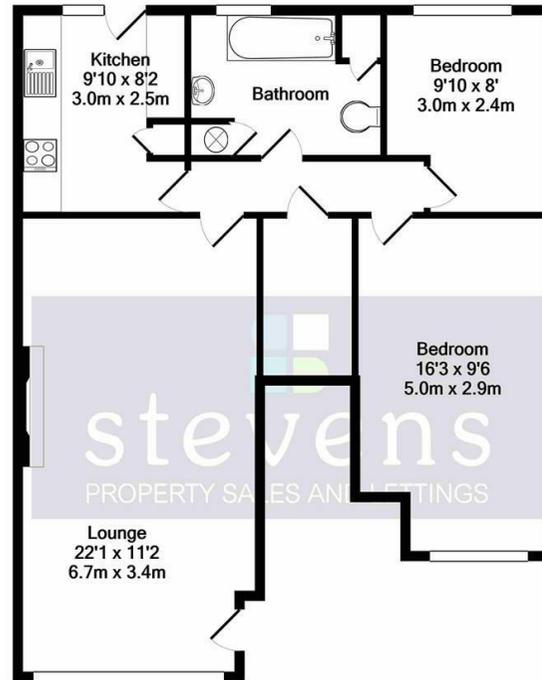
Double glazed window to rear, radiator

Bathroom

Double glazed window to rear, wall tiling bath wash basin and WC, radiator

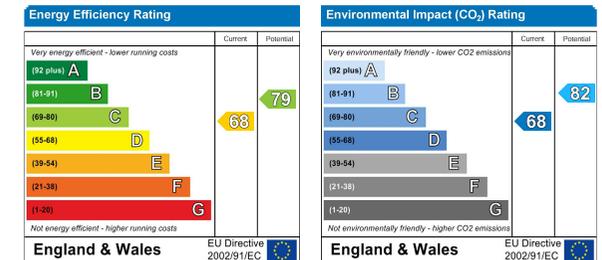
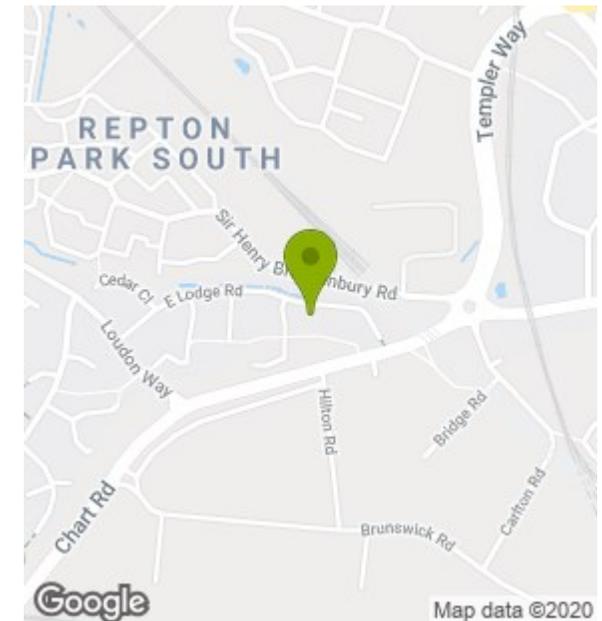
Exterior

Gardens to the front and rear, with the rear garden being enclosed with gate and measuring approx 25' x 25'.



Total Approx. Floor Area 688 Sq.Ft. (63.9 Sq.M.)

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
 Made with Metropix ©2019



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.

