

**7 Winslade Terrace Silver Hill Road
Ashford, TN24 0SR**

Asking Price £295,000

A beautifully presented three bedroom end of terrace house in this popular part of town close to the William Harvey Hospital junction 10 and 10a of the M20. The property benefits from off-road parking to the rear as well as visitor parking, double glazed windows and gas central heating.

The accommodation comprises entrance hallway with stairs to 1st floor landing and WC and doors to all principal ground floor accommodation including kitchen with work-surfaces to 2 room walls with drawers and cupboards under eye-level cupboards over, integrated fridge freezer space for automatic washing machine four ring gas hob with fitted oven and extractor and window overlooking front of property.

The lounge diner is accessible from the hall And benefits from window and double doors opening onto the low maintenance rear garden there is on the stairs storage cupboard and ample room for a corner settee as well as dining room table and chairs.

The first floor is accessible from the hallway and has a light and airy landing with window overlooking the side of the property and doors to all first floor accommodation including the family bathroom with WC wash hand basin and bath with shower shower screen and tiled splash backs. The three bedrooms consist of two double rooms and a single with the master bedroom benefiting from double fitted wardrobes and over stair cupboard whilst the second bedroom overlooks the rear garden as does the third bedroom.

There are front and rear gardens with the front back garden being accessible via a small wrought iron gate and is retained by picket fencing whilst the rear garden has been Astroturf to allow for low maintenance with patio area and is retained by a range of close boarded fencing on all side there is a rear pedestrian gate giving access to the parking area found at the rear of the property.



Hall

Stairs, door to:

WC

Window to front.

Kitchen

11'4" x 7'7" (3.46m x 2.31m)

Window to front, door to:

Lounge/Dining Room

17'3" x 14'10" (5.27m x 4.52m)

Window to rear, door to Storage cupboard, double door, door to:

Landing

Window to side.

Bedroom 1

9'7" x 11'3" (2.92m x 3.43m)

Window to front, double door, door to:

Bedroom 2

12'5" x 8'3" (3.78m x 2.51m)

Window to rear, door to:

Bedroom 3

9'3" x 6'5" (2.82m x 1.96m)

Window to rear, door to:

Bathroom

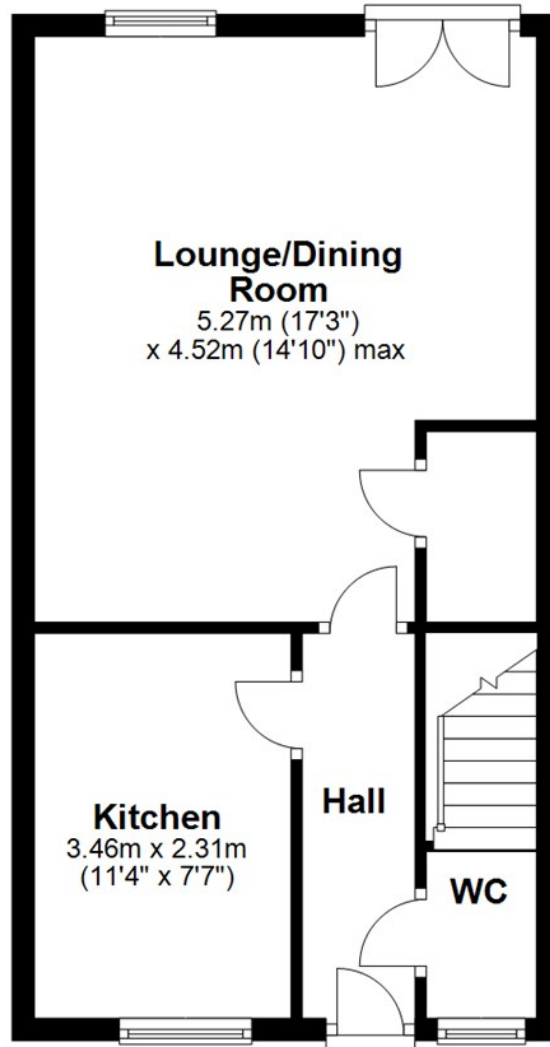
Door to:



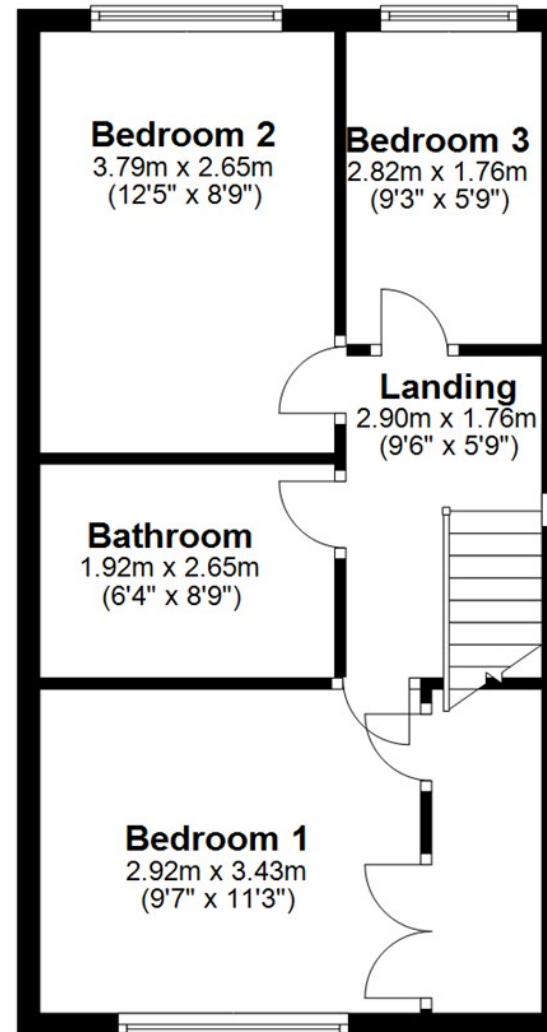




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444

www.martinsestates.co.uk

email: sales@martinsestates.co.uk