

**22 Oak Lane, Ashford, Kent TN27 9TP**

**£1,450**

A beautifully presented three bedroom three storey Victorian mid-terrace house close to the village centre. The accommodation comprises an entrance hall with stairs to the first-floor landing and a door to the ground floor shower room with WC and wash hand basin. All ground floor accommodation is accessed from the hallway with a door to the lounge with a bay window overlooking the front of the property and features a fireplace. Another door from the hall gives access to the dining room, with double doors opening into the kitchen breakfast room. The kitchen breakfast room can also be accessed from the hallway and comprises a range of fitted units to two walls with drawers and cupboards under and eye-level cupboards over. There is a fitted oven and hob with extractor over as well as a fitted fridge freezer and washing machine as well as a single drainer sink unit with mixer tap. Double doors open onto the rear garden, and an awning covers a decked area that leads onto a lawn enclosed on all sides. On the first floor, there are two double bedrooms and a family bathroom with a roll-top bath and claw feet, as well as a heritage high-level flushing WC and wire for shaver point/lit mirror. On the second floor, there is a double bedroom with two Velux windows. The property has front and rear gardens. The property has gas central heating with radiators.

**Hallway**

Two windows to front, stairs, door to:

**Lounge**

14'2" x 10'10" (4.32m x 3.30m)

Bay window to front, door to:

**Dining Room**

11'11" x 9'11" (3.62m x 3.02m)

Door to:

**Kitchen/Breakfast Room**

19'4" x 15'1" (5.89m x 4.60m)

Two double doors, door to Storage cupboard, door to:

Storage cupboard.

**WC**

Open plan to:

**Shower Room**

**Bedroom 1**

14'2" x 15'5" (4.32m x 4.70m)

Bay window to front, door to:

**Bedroom 2**

11'7" x 8'5" (3.54m x 2.57m)

Window to rear, door to:

**Family Bathroom**

Window to rear, door to:

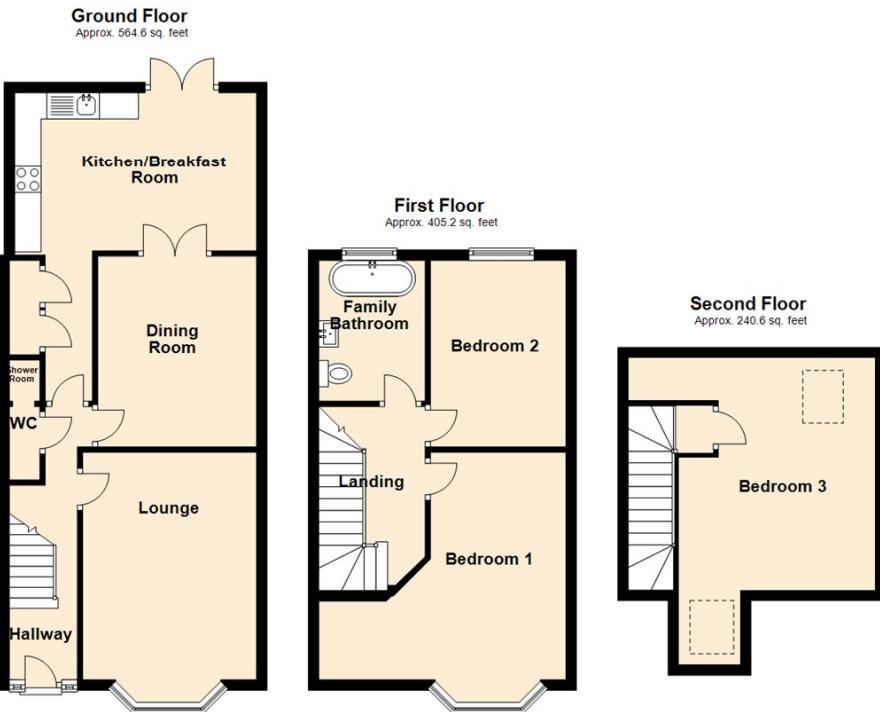
**Landing**

Stairs.

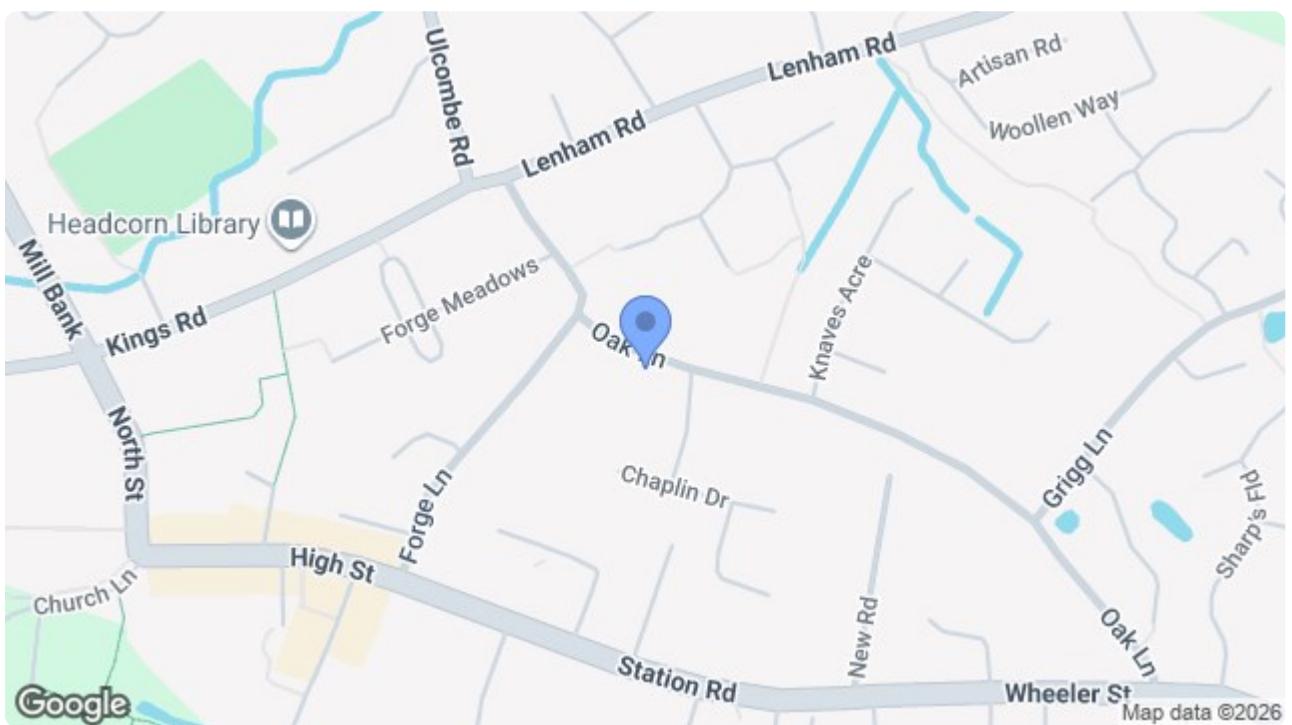
**Bedroom 3**

14'6" x 17'7" (4.42m x 5.36m)

Two skylights, door to:



Total area: approx. 1210.4 sq. feet



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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