

**27 Tufton Road
Ashford, Kent TN24 8AU**

Asking Price £240,000

Well presented three bedroom property which is situated in Tufton Road, within walking distance of local amenities, Ashford town centre and Ashford International train station.

The property comprises lounge opening to the dining room, under stair cupboard, good sized kitchen leading to a lean-to, currently being used as a utility area with access to the rear garden and downstairs family bathroom.

On the first floor there are two double bedrooms and one single bedroom.

This property is available for viewing and benefits from being situated within walking distance of the International Passenger Station and Ashford Town Centre.



Lounge

10'4" x 13'3" (3.15m x 4.04m)

Bay window to front, open plan to:

Lean-to

Window to front, door to: 8'11" x 8'1" (2.71m x 2.46m)

Window to rear, door to:

Bathroom

Window to rear, door.

Dining Room

10'8" x 13'3" (3.25m x 4.04m)

Stairs, open plan to:

Bedroom 1

10'4" x 13'3" (3.15m x 4.04m)

Window to front, door to:

Bedroom 2

10'8" x 8'1" (3.25m x 2.47m)

Window to rear, door to:

Kitchen

8'11" x 8'1" (2.71m x 2.46m)

Window to side, open plan to New_Room, door to:

Bedroom 3

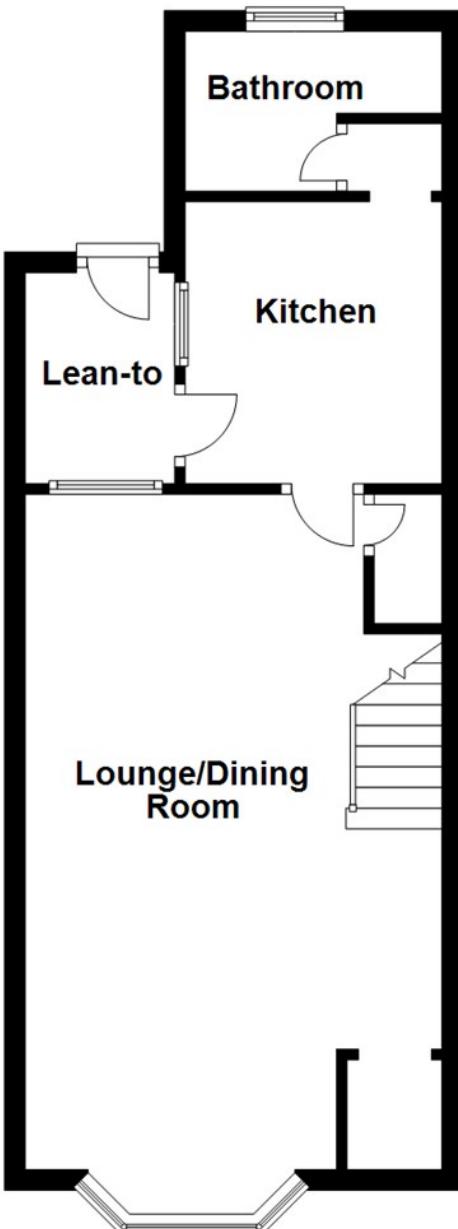
Window to rear, door to:

Landing

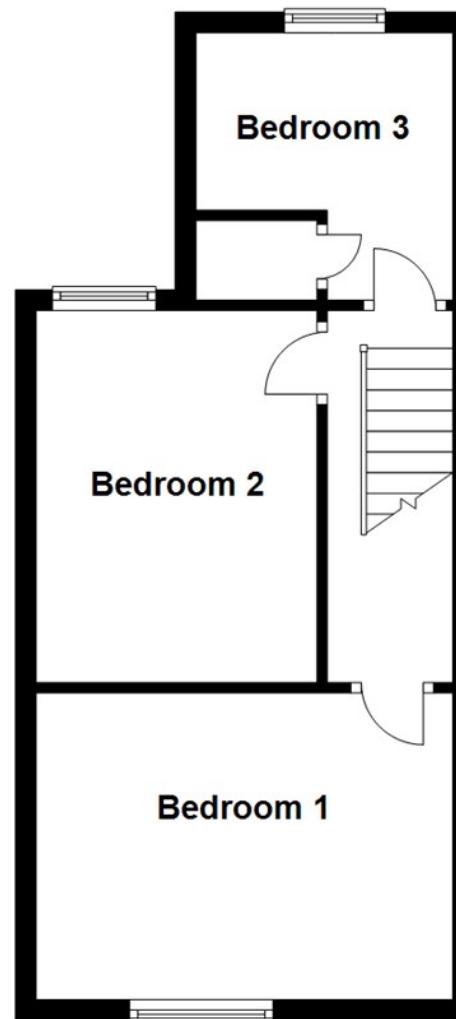




Ground Floor



First Floor



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			
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	

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