



**MARTINS  
ESTATES**  
SALES AND LETTINGS

13 Chichester Close  
Ashford, TN23 4QB

Offers In The Region Of £349,995



Situated in this very popular area close to Ashford International Passenger Station and the Town Centre, properties in this area rarely become available. This is a three-bedroom semi-detached house with a detached garage. The accommodation comprises an entrance hall with doors to the lounge, kitchen, and stairs to the first-floor landing. The lounge opens into the dining area, which has a door into the kitchen. The kitchen has work surfaces to two walls with an inset single drainer sink and four ring gas hob with oven under. The kitchen has a door to the rear patio opening onto the garden, which has been well maintained and is presented in excellent order. A side gate leads onto the drive with access to the road and off-road parking. The dining area also has a door opening onto the patio area. On the first floor are three bedrooms, a wet room with WC and a separate toilet. Bedrooms one and two have double-fitted wardrobes, and the landing enjoys a side window providing a light and airy aspect to the landing area. A well-established front garden has a small brick wall fronting the property.





### Hall

Window to front, stairs, door to Storage cupboard.

### Under stair storage cupboard

Storage cupboard.

### Lounge

12'0" x 12'6" (3.66m x 3.80m)

Window to front, door to:

### Dining Room

8'8" x 10'5" (2.64m x 3.17m)

Window to rear, open plan, door to:

### Kitchen

8'8" x 7'11" (2.64m x 2.42m)

Two windows to rear, door to Storage cupboard, door to:

### Landing

Window to side, door to:

### Airing Cupboard

Storage cupboard.

### Wet Room

Window to rear, open plan, door to:

### WC

Window to rear, door to:

### Bedroom 1

9'9" x 12'2" (2.96m x 3.71m)

Window to front, sliding door, door to:

### Double fitted wardrobe

Storage cupboard.

### Bedroom 2

8'8" x 6'7" (2.64m x 2.00m)

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

### Double fitted wardrobe

Storage cupboard.

### Bedroom 3

6'9" x 6'2" (2.05m x 1.88m)

Window to front, door.













