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Augustus Walk, Ashford

3  2  1  A 

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- THREE BEDROOM MID TERRACE FAMILY HOME
- OFF ROAD PARKING AND INTEGRAL GARAGE
- RECENTED FITTED SOLAR PANELS
- IDEAL FAMILY HOME
- EPC RATING - A
- PRESENTED AND FINISHED TO A HIGH STANDARD
- HIGHLY SOUGHT AFTER LOCATION
- MODERN KITCHEN
- LANDSCAPED REAR GARDEN

SellMyHome are extremely excited to bring to market this fantastic, modern, 3-bedroom family home located in the sought-after area of Knights Park of Ashford.

This ideal family home comprises an entrance hallway leading to the cosy living room. The high-spec modernised kitchen is an Eden with water softener, fully fitted cupboards and integrated appliances including an integrated oven, grill, dishwasher, inset sink, vented induction hob and wine rack.

There is further space currently accommodating the dining table.

The conservatory is accessed via the kitchen which offers ample space for entertainment or work-from-home space.

Leading to the first floor, 3 well-proportioned bedrooms are provided with the primary bedroom offering an en-suite shower room. This bespoke bedroom with fitted wardrobes and matching cabinets throughout.

Also, the three-piece family bathroom offers low-level W/C, wash hand basin and a bathtub with shower facilities.

To the rear of the property, the low-maintenance garden provides multiple decking areas for al fresco dining or entertaining guests.

To the front, there is ample off-road parking with an integrated single garage.

The property further benefits from gas central heating, double-glazed windows and recently fitted solar panels.

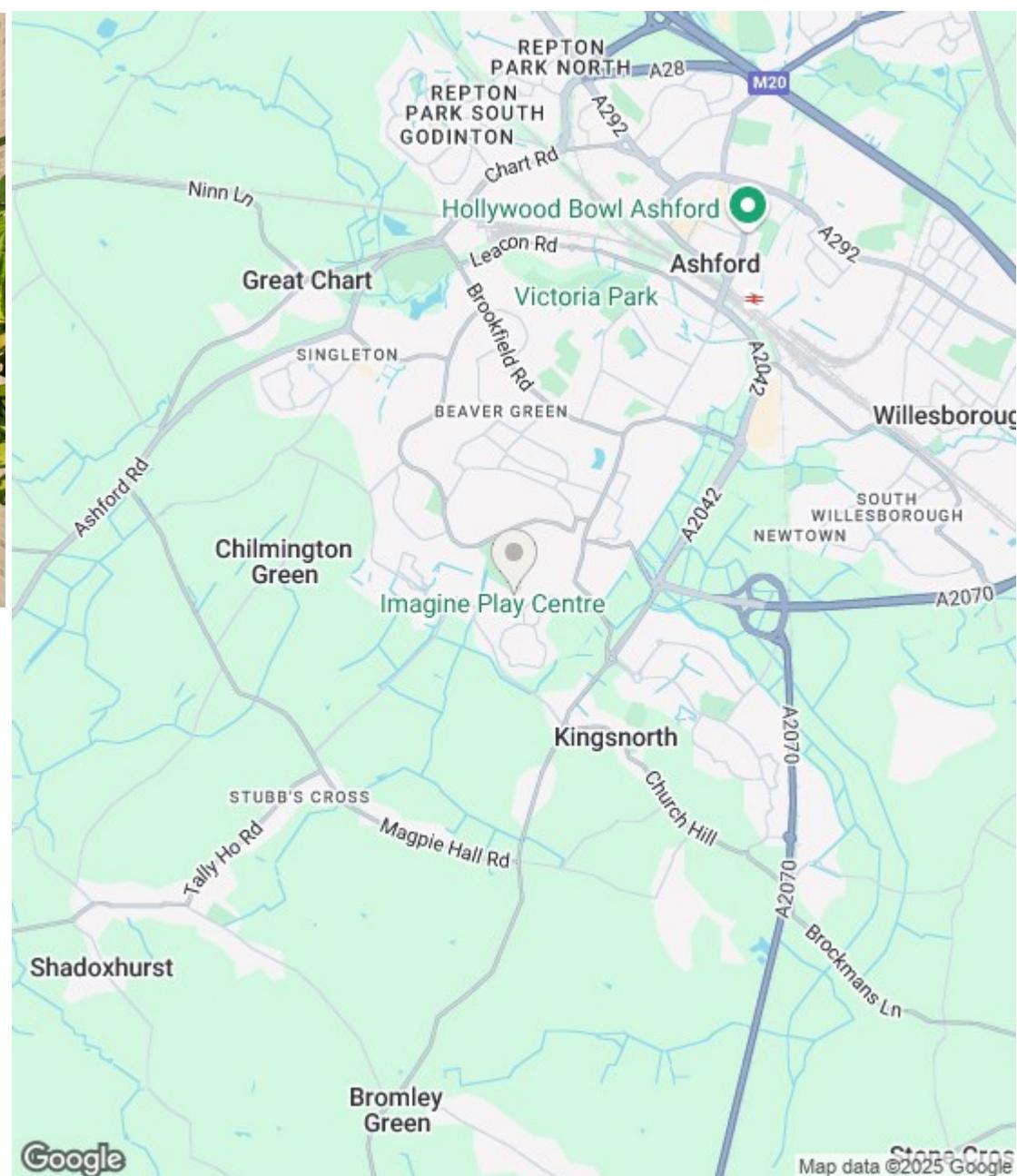
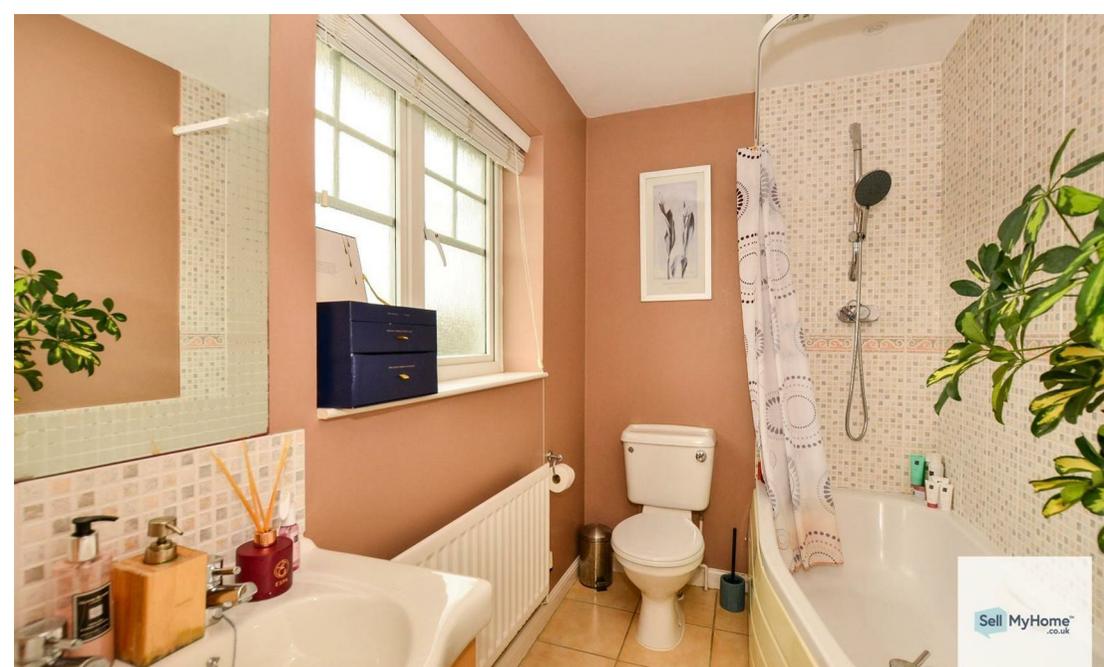
Contact the SellMyHome team to book your viewing appointment and avoid missing out on your ideal home!

Tenure: Freehold
Council Tax Band: D
EPC Rating: A

Guide Price: £375,000







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	97
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	93	97
(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	





Ground Floor



First Floor

Total floor area 114.8 sq.m. (1,236 sq.ft.) approx

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