



**37 Western Avenue  
Ashford  
Kent  
TN23 1LY**

**Offers in Excess of £455,000**

**bettermove**

# Western Avenue Ashford

Bettermove are proud to present this 4 bedroom Victorian semi-detached house, currently used as a 6 bedroom HMO in Ashford, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

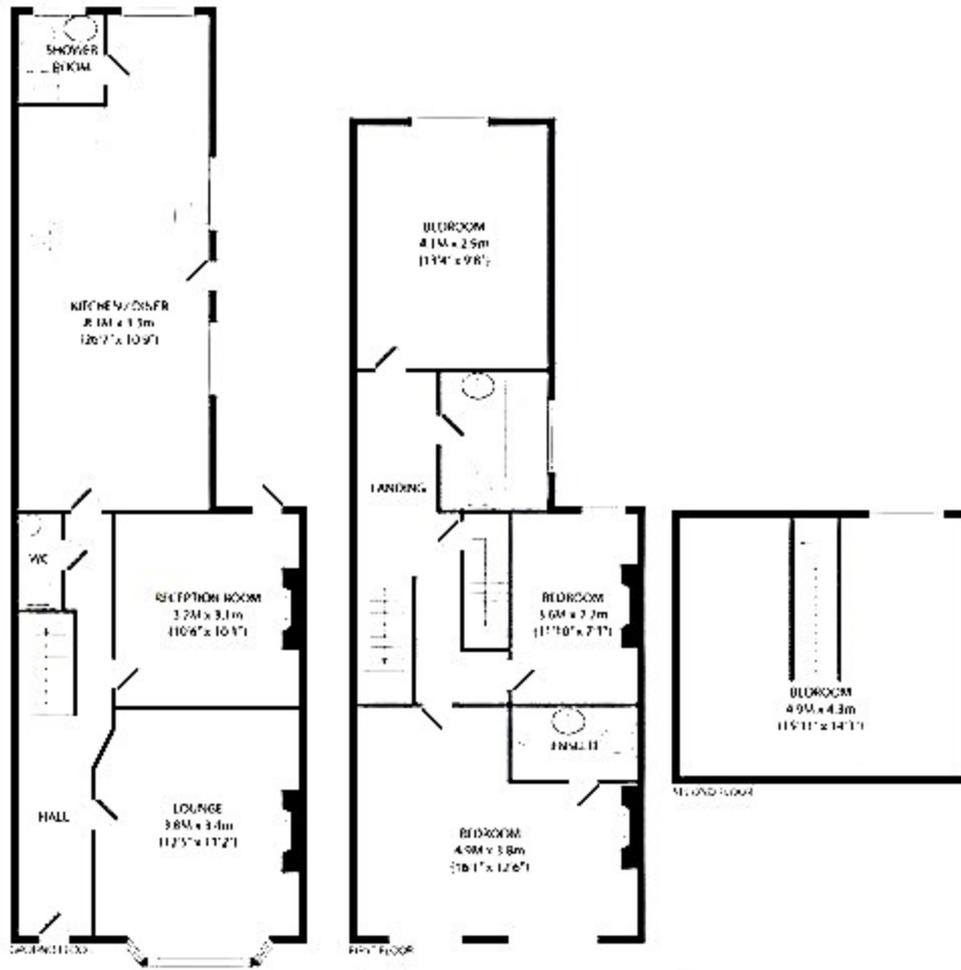
The council tax band is D.

The interior of this well presented property comprises two reception rooms, both currently used as additional bedrooms, a fitted kitchen/breakfast room, shower room, and WC on the ground floor. The first floor consists of three bedrooms, with one en-suite, alongside a family bathroom. The final bedroom is located on the second floor. Outside, the property boasts a large, 80ft rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Ashford, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Ashford International Train Station, a variety of local bus routes, and quick access to the M20.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total area : approx. 134 sq. meters (1443 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		



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