



**College Row
Ashford
Kent
TN23 4AG**

Offers in Excess of £328,000

bettermove

College Row Ashford

Bettermove are proud to present this 3 bedroom Terraced House in Ashford, available with no forward chain.

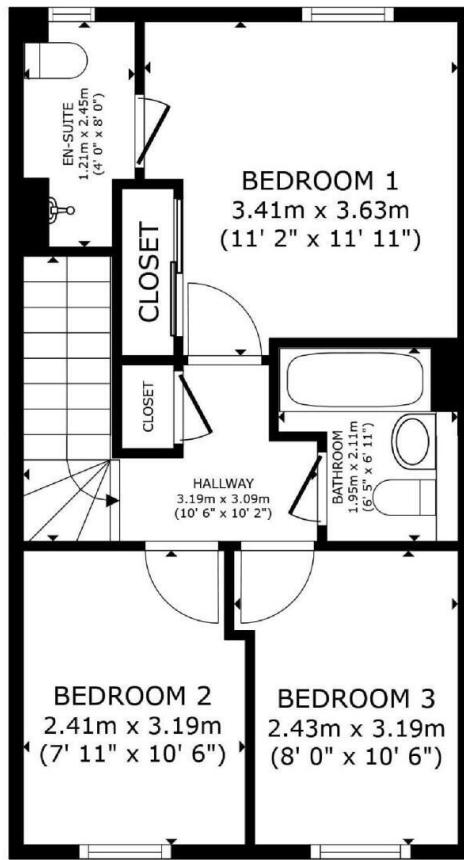
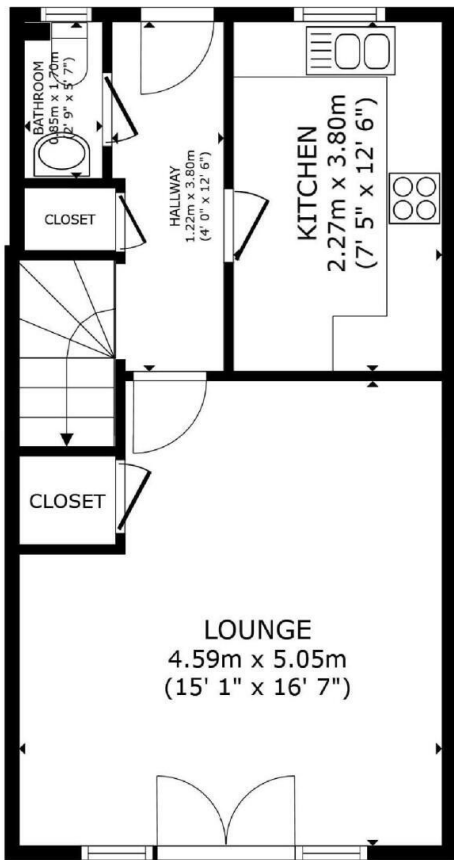
The property benefits from double glazing, gas central heating throughout and has off street parking available via two allocated parking spaces. The council tax band is C. The development also carries an estate charge of approximately £23.64 per month.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and a convenient WC on the ground floor. The first floor consists of 3 bedrooms, including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a private rear garden, 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 and pubs. Excellent transport connections can be found via the M20 motorway, Ashford International railway station, and an extensive local bus network, providing convenient links to London, Canterbury, the Kent coast and beyond. The town centre, Designer Outlet and a variety of leisure facilities are also within easy reach.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





GROSS INTERNAL AREA
 FLOOR 1 41.0 m² (441 sq.ft.) FLOOR 2 42.2 m² (454 sq.ft.)
 TOTAL : 83.1 m² (895 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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