

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1149021



Approximate Area = 957 sq ft / 88.9 sq m
 Garage = 173 sq ft / 16.1 sq m
 Outbuilding = 73 sq ft / 6.8 sq m
 Total = 1203 sq ft / 111.8 sq m
 For identification only - Not to scale

Wheeler Street, Ashford, TN27



30 Wheeler Street, Headcorn, TN27 9SJ

**Guide Price £350,000
 EPC RATING: C**





GUIDE PRICE £350,000 - £360,000

Coming to the market for the first time in almost 65 years is this unique, semi-detached family home. In need of updating, the property offers further potential, subject to planning permission and currently offers kitchen/dining room, cloakroom and dual aspect lounge to the ground floor and upstairs, four bedrooms and family bathroom. With a large, south facing rear garden, there is also ample off street parking and a detached single garage.

Located a short level walk to the centre of the village, with its eclectic mix of shops and restaurants, popular pubs, Sainsbury's, Costa Coffee as well as Post Office and Doctors Surgery, there is also a well regarded Primary School and playground nearby. The commuter is also well served with a mainline train station a short walk away offering regular services into London. The larger town of Tenterden is within easy reach by bus or car, with its greater range of shopping and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report C



- GUIDE PRICE £350,000 - £360,000 • Offered Chain Free, Four Bedroom Semi Detached Home • Kitchen/Dining Room • Dual Aspect Lounge • Ground Floor Cloakroom • In Need of Updating • Detached Garage and Off Street Parking • Large South Facing Garden • Further Potential Subject to Planning Permission • Walking Distance to the Centre of the Village

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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