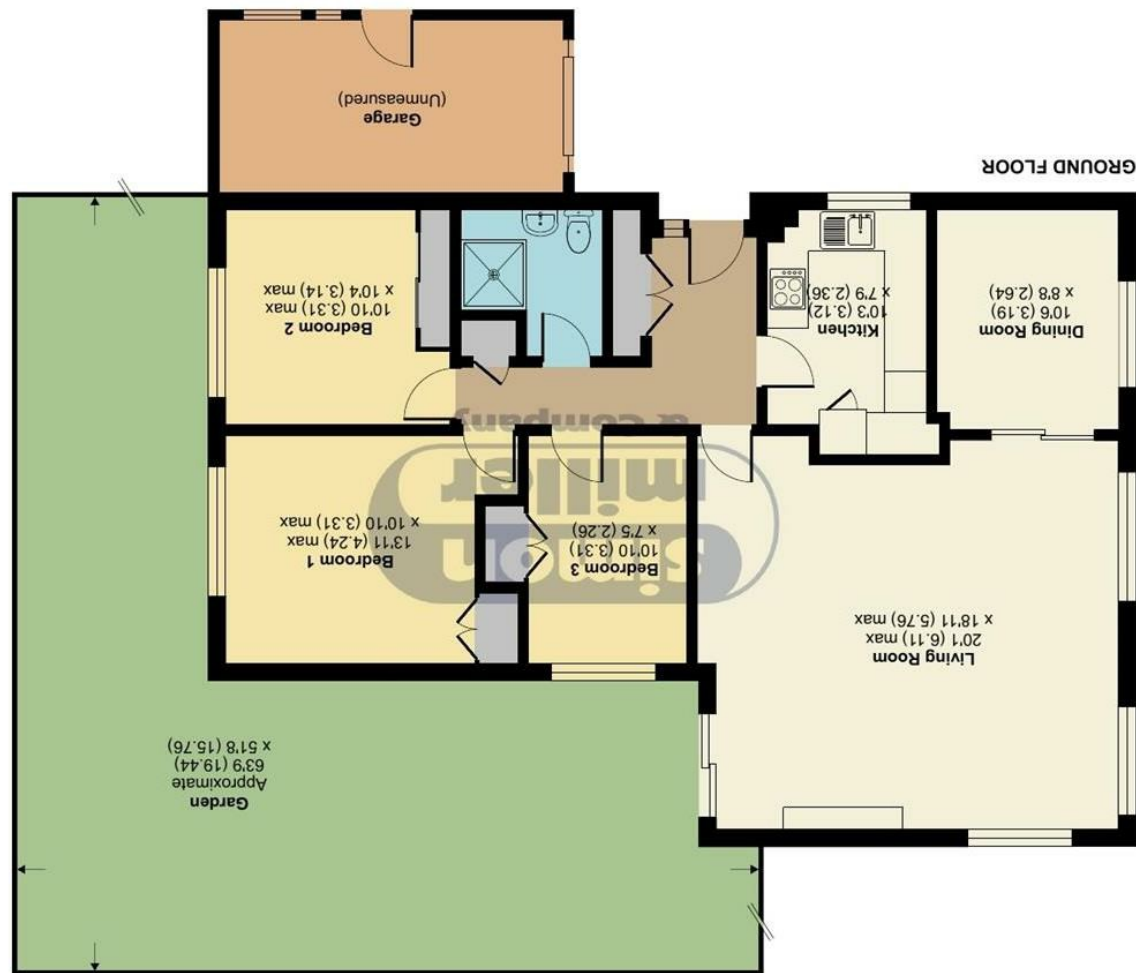


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1192394



Orchard Glade, Ashford, TN27
Approximate Area = 1060 sq ft / 98.5 sq m (excludes garage)
For identification only - Not to scale

37 Orchard Glade, Ashford, TN27 9SR

Auction Guide £315,000
EPC RATING: D





In need of refurbishment throughout, this detached three bedroom bungalow is being offered for sale via the Modern Method of Auction. Having suffered some previous water damage, the property will require extensive works but is located in one of Headcorn's most popular roads.

The accommodation itself comprises a spacious lounge leading to the dining area, separated by a sliding fluted glazed door, kitchen, three bedrooms and a three piece shower room. There are generous mature rear gardens, with patio area, lawns, flower and shrub beds and paved patio and a large timber shed and greenhouse. To the front, there is off road parking for two cars in tandem in front of the single garage as well as potential further parking area to the other side of the property.

Orchard Glade is a popular cul-de-sac within close, level walking distance of the centre of the village, with its wide range of independent local shops, Sainsbury's Local, Costa Coffee and Post Office providing additional banking services, there is also a well regarded Primary School within easy reach and mainline train services offering regular services into London Charing Cross. Headcorn also offers good bus and road links to the County Town of Maidstone, with its greater shopping, leisure and transport facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report D



• For Sale by The Modern Method of Auction • **IN NEED OF MAJOR REFURBISHMENT** • Offered Chain Free • Detached Three Bedroom Bungalow • Spacious Lounge/Dining Room • Three Piece Shower Room • Garage and Off Street Parking • Quiet Cul De Sac Location • Close Walking Distance to Village Centre

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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