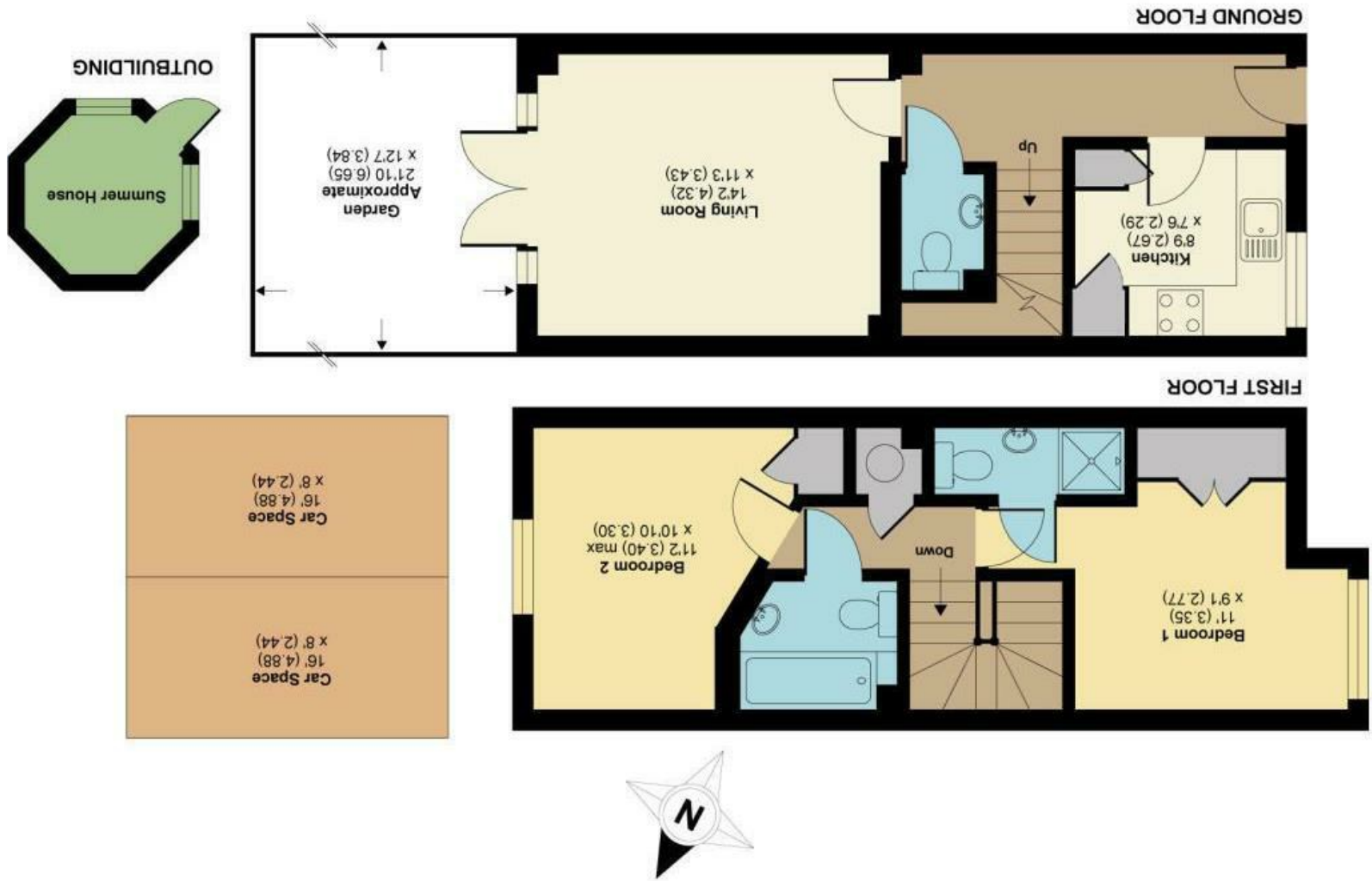


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Copyright nichecom.co.uk 2020 Produced for Simon Miller & Company REF : 583845



Swarden Road, Headcorn, Ashford, TN27

4 The Terrace Swarden Road, Ashford, TN27 9TA

Price Guide £290,000
EPC RATING: E





Currently rented out, this well presented terraced home is an ideal opportunity for Investors looking for a quality home with ready made tenants and immediate income. With two double bedrooms, the property offers en-suite and family bathroom, quality fitted kitchen, spacious tiled hallway with downstairs cloakroom and lounge/dining room with patio doors leading to a raised deck and steps down to an enclosed low maintenance courtyard garden. Here, there is a useful timber Summerhouse and gated access at the rear leading to allocated parking area for two cars.

For more details about the current tenants and the rental income, please call the Headcorn office.

Located a short level stroll to the centre of the village, Headcorn offers a mix of local shops and restaurants as well as a Sainsbury's Local and Costa Coffee. The Doctors' surgery is nearby, as is the well regarded primary school and popular playground. Commuters are well served by the MAINLINE TRAIN STATION a few minutes walk away which offers regular services into London Charing Cross.

MATERIAL INFORMATION

Freehold
Council Tax Band C
EPC Report E



- **CALLING ALL INVESTORS** • Modern Terraced Home • Two Double Bedrooms • Downstairs Cloakroom, En-Suite and Family Bathroom • Lounge/Dining Room • Fitted Kitchen • Allocated **PARKING** for Two Cars • Close to the Centre of the Village • Low Maintenance Rear Garden

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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK