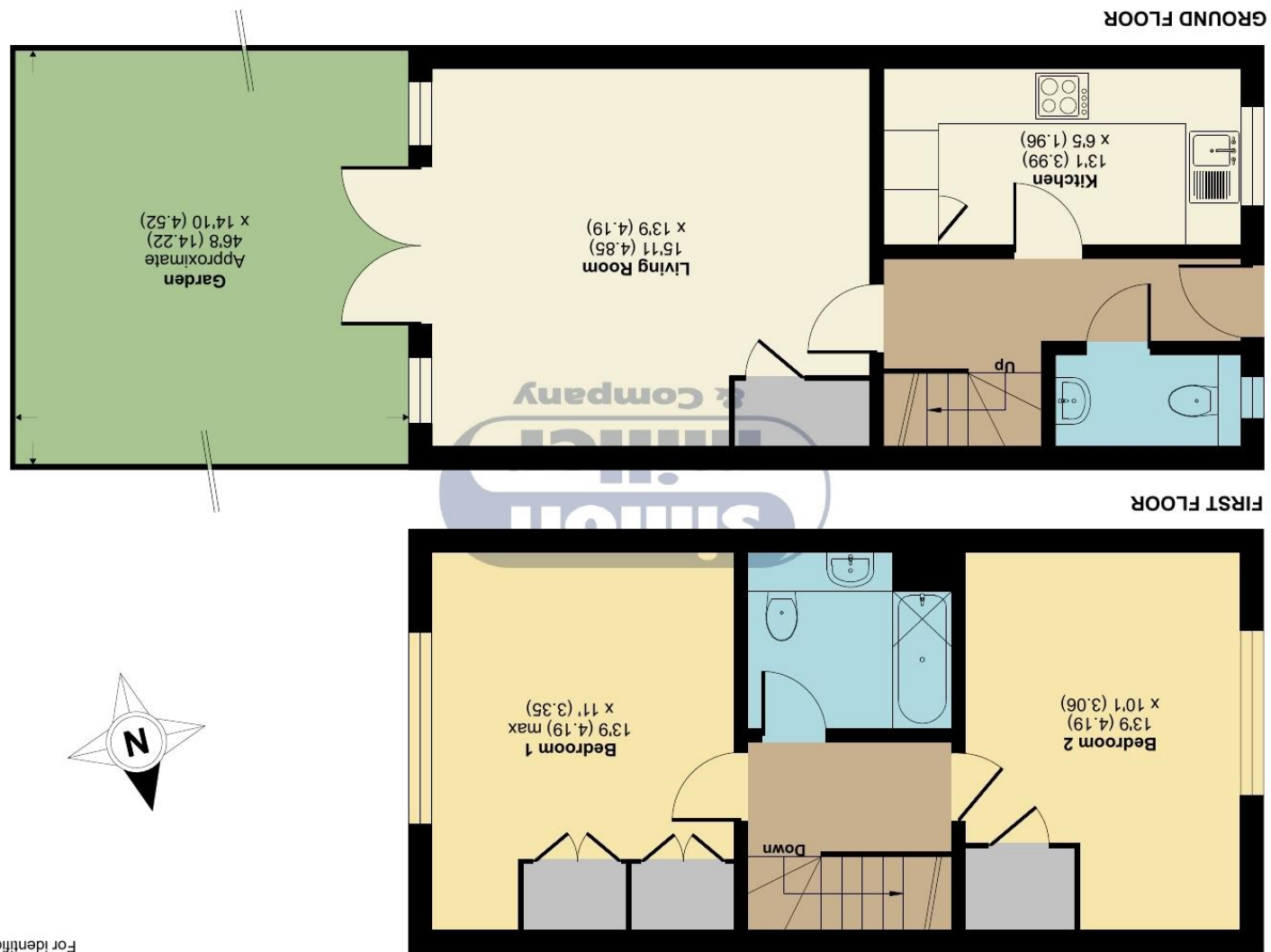


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. REF: 1093695
Produced for Simon Miller & Company.



Old School Place, Headcorn, Ashford, Headcorn, TN2

GUIDE PRICE £310,000 - £325,000

EPC RATING: B

2 OLD SCHOOL PLACE, HEADCORN, TN27 9FZ





Located moments from Headcorn Mainline Station and only a short stroll to the centre of the village is this very well presented, terraced two bedroom home. With the benefit of NHBC Warranty remaining, the property offers fitted kitchen, engineered wood flooring to the ground floor, 15' lounge/dining room and guest cloakroom. Upstairs the first floor landing provides access to a fully boarded loft and a three piece family bathroom serving the two double bedrooms, both with built in storage. With allocated parking to the front, the property also offers a 7.3kw Electric Vehicle charging point ideal for fast charging electric and hybrid vehicles and to the rear there is a secluded 45' patio and lawned garden.

The property is situated in the popular village of Headcorn, with its wide range of independent shops, cafes, pubs and restaurants, Sainsburys' Local, Costa Coffee and a well regarded primary school. The train to station offers regular services into London Charing Cross.

MATERIAL INFORMATION

**Freehold
Council Tax Band (D)
EPC Report (B)
Broadband - Super Fast & Standard**



- **VERY WELL PRESENTED TWO DOUBLE BEDROOM HOME**
- **LOUNGE/DINING ROOM**
- **FITTED KITCHEN**
- **ALLOCATED PARKING SPACE WITH EV CHARGING POINT**
- **FAMILY BATHROOM & GUEST CLOAKROOM**

- **MOMENTS FROM HEADCORN MAINLINE TRAIN STATION**
- **REMAINDER OF NHBC WARRANTY AVAILABLE**
- **45' PATIO AND LAWNED GARDENS**
- **CLOSE WALKING DISTANCE OF THE VILLAGE CENTRE**
- **CUL DE SAC LOCATION**

JB1247 260224/050424HE

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, COLMAN PARADE, KING STREET, MAIDSTONE, ME14 1DJ