



# Bankside, Hamstreet

Ashford, Kent, TN26



## DESCRIPTION

An attractive terrace home well situated close to the centre of the popular village of Hamstreet. The accommodation includes an entrance hall, kitchen, living room, 2 bedrooms, shower room and a conservatory. This property benefits from double glazing, landscaped rear garden and an allocated off road parking space. No forward chain.

## LOCATION

The village of Hamstreet offers some good local amenities including post office stores, primary school, nursery school, doctors surgery with dispensing chemists, restaurant and dentist. Hamstreet Railway station provides easy access to Ashford International Station with a fast service to London. The M20 motorway can be accessed at Ashford and the market town of Ashford also provides excellent amenities including secondary schools, supermarkets and shopping.

Services: Mains electricity, water and drainage.

Tenure: Freehold

Council Tax: Band C

Local Authority: Ashford Borough Council

EPC: Pending

Flood Risk: Very Low (source Gov.uk)

Mobile Phone Signal: Yes

Broadband: Superfast 80 Mbps / Ultrafast 1800 Mbps

Directions: TN26 2EZ what3words: [///scramble.interrupt.sunblock](https://www.what3words.com/#!/en-gb////scramble.interrupt.sunblock)





Front door with double glazed panel to

Porch Integral cupboard with shelving. Door with double glazed panel to the entrance hall.

Entrance Hall Wall mounted electric storage heater. Stairs to first floor. Tiled floor.

Kitchen A range of floor and wall mounted kitchen storage units with ample work surface and tiled splashback. Stainless steel sink with mixer tap and drainer. Space for a cooker with extractor fan and light over. Space for a washing machine and fridge freezer. Wall mounted electric fan heater. Plinth mounted electric heater. Tiled floor.

Living Room Upvc double glazed door to conservatory. Fireplace surround with electric heater. Tiled floor. Wall mounted electric heater. Built-in under stairs storage cupboard.

Conservatory A double glazed conservatory with tiled floor and a double power point socket.

Landing Access to roof void.

Bedroom Wall mounted electric heater. Built-in wardrobe cupboards with mirror fronted sliding doors.

Shower Room The suite comprises low level close coupled wc, wash hand basin with vanity cupboard below, double width shower enclosure. Tiled splashback. Extractor fan. Wall mounted electric fan heater. Shaver socket.

Bedroom Wall mounted electric heater. Airing cupboard housing factory lagged hot water cylinder and linen shelves.

Garden The fully enclosed rear garden is terraced and landscaped with a lawn patio borders and shrubs. Timber tool shed. Gated pedestrian access to rear.

**Agents Notes**

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

**Viewing**

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.

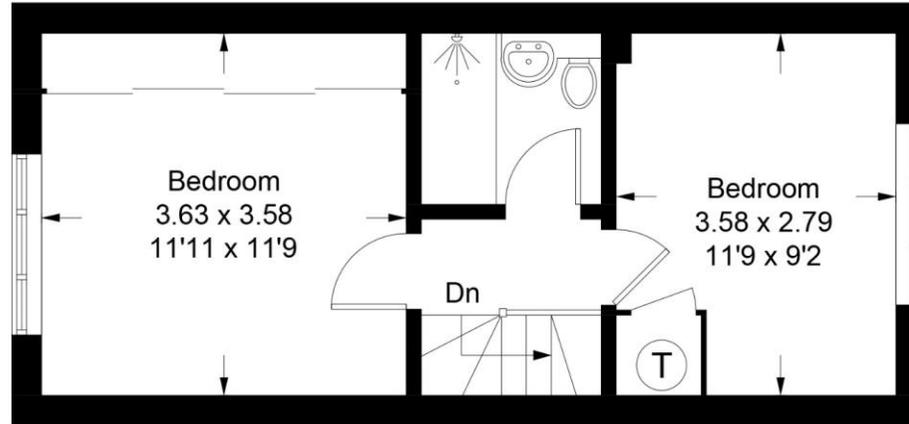




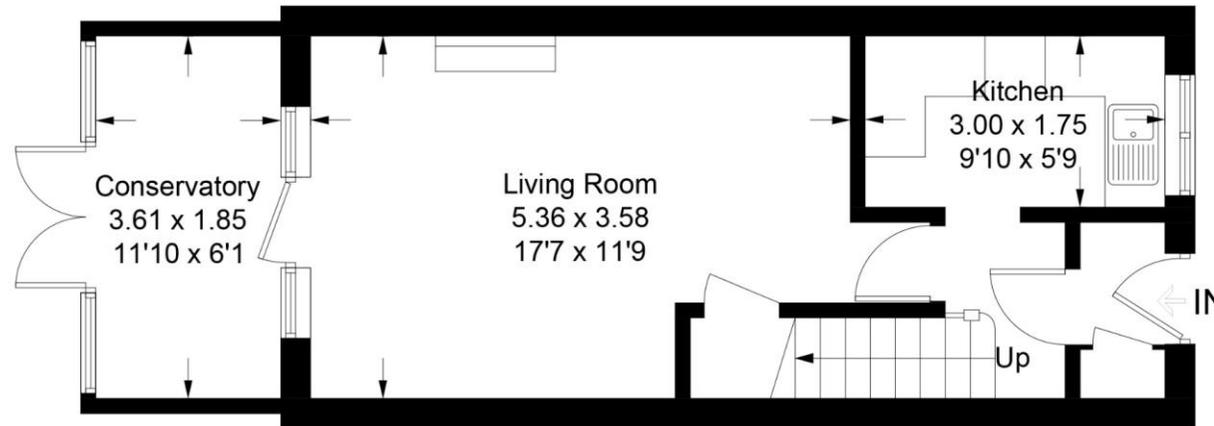


Approximate Gross Internal Area  
Ground Floor = 38.6 sq m / 415 sq ft  
First Floor = 30.8 sq m / 331 sq ft  
Total = 69.4 sq m / 746 sq ft

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		
WWW.EPC4U.COM			



**First Floor = 30.8 sq m / 331 sq ft**



**Ground Floor = 38.6 sq m / 415 sq ft**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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KENT &  
EAST SUSSEX



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