



**Price**  
**£250,000**

**Freehold**

2x  1x  1x 

**The Street, Mersham,  
Ashford, Kent, TN25**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- **Character cottage in a village location**
- **Local amenities within walking distance**
- **Lounge with cast iron stove and period features throughout**
- **Private courtyard garden**
- **Perfect property for someone to put their own stamp on**

## Accommodation

### GROUND FLOOR

Lounge: 11'5 x 10'2 (3.48m x 3.10m)  
 Kitchen/Diner: 12'0 x 7'8 (3.66m x 2.34m)

### FIRST FLOOR

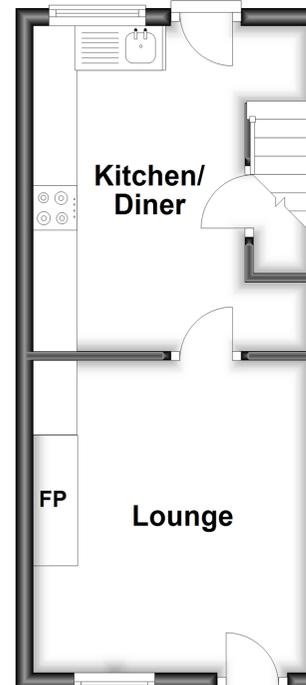
Landing  
 Bedroom 1: 12'0 x 9'1 (3.66m x 2.77m)  
 Bedroom 2: 12'0 x 5'1 (3.66m x 1.55m)  
 Bathroom

### OUTSIDE

Rear Courtyard Garden

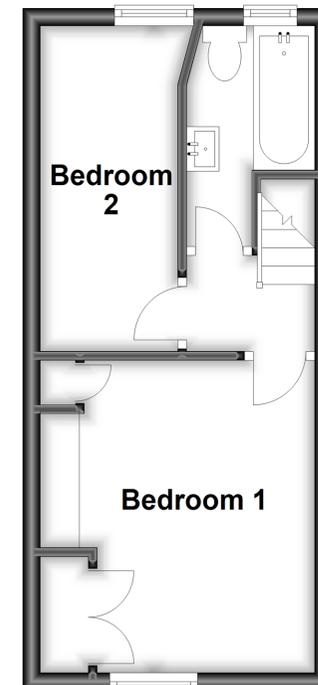
### Ground Floor

Approx. 22.8 sq. metres (244.9 sq. feet)



### First Floor

Approx. 23.4 sq. metres (251.5 sq. feet)



**Call Ashford - 01233 639531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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