



**Price**

**£180,000**

2x  2x  1x 

**Capel Gardens,  
Ruckinge, Ashford, Kent,  
TN26**

*Wards*  
Helping you move forwards



## Main features

- Picturesque rural setting surrounded by woodland
- Exclusive development for over 50's
- En-suite shower room to bedroom 1
- Private rear garden and shed
- Driveway parking



### Transport Information

Train Stations: Ham Street 1.2 miles, Ashford International 4.0 miles, Pluckley 6.9 miles

## Accommodation

### GROUND FLOOR

Hallway

Utility Room: 5'1 x 4'8 (1.55m x 1.42m)

Kitchen Area: 10'1 x 9'4 (3.08m x 2.85m)

Dining Area: 9'6 x 9'3 (2.90m x 2.82m)

Lounge: 14'3 x 13'2 (4.35m x 4.02m)

Bedroom 1: 10'5 x 9'3 (3.18m x 2.82m)

En-Suite Shower Room

Bedroom 2: 10'0 x 9'4 (3.05m x 2.85m)

Bathroom

### OUTSIDE

Private Rear Garden

Driveway

Shed

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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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