



Price
£225,000

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 and dressing room to bedroom 1
- Private rear garden and shed with exclusive woodland access
- Driveway parking

Accommodation

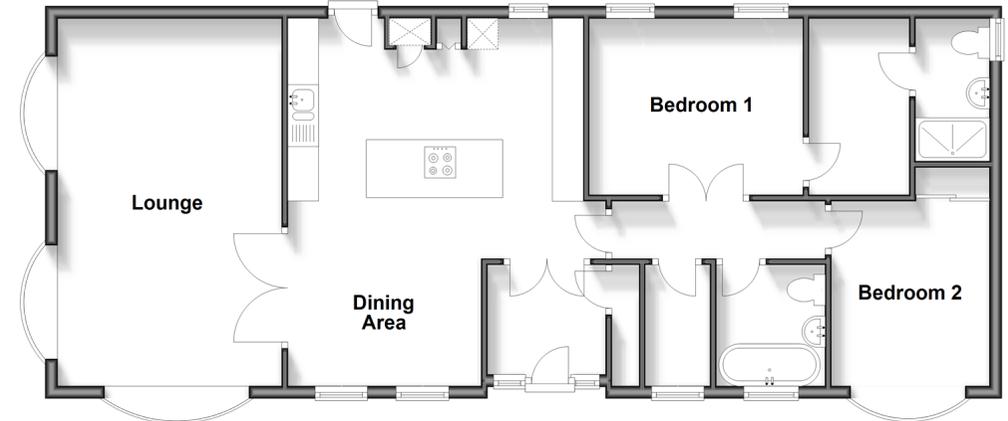
GROUND FLOOR

- Entrance Porch
- Hallway
- Kitchen/Dining Area: 19'4 x 15'6 (5.90m x 4.73m)
- Lounge: 20'3 x 11'8 (6.18m x 3.56m)
- Bedroom 1 : 11'3 x 9'4 (3.43m x 2.85m)
- Dressing Room: 9'6 x 5'5 (2.90m x 1.65m)
- En-Suite Shower Room: 7'6 x 4'2 (2.29m x 1.27m)
- Bedroom 2: 10'5 x 8'6 (3.18m x 2.59m)
- Bathroom: 6'5 x 5'9 (1.96m x 1.75m)
- Office: 6'6 x 3'4 (1.98m x 1.02m)

OUTSIDE

- Driveway
- Rear Garden

Ground Floor
Approx. 90.1 sq. metres (970.0 sq. feet)



Call Ashford - 01233 639531 ■ wardsof Kent.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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