

Ashburnham Road | Belvedere, Kent, DA17 6DA

2 1 Asking Price £350,000 Freehold



## Ashburnham Road, Belvedere

Call today to view this two double bedroom Victorian terraced home which is in need of some modernisation throughout. Ideal for any first time buyer looking to get onto the ladder. Situated only a short walk from Franks Park and Belvedere train station. Viewing advised.

## **Property Features**

- Two double bedrooms
- First floor bathroom
- 20'1 x 10'7 Through lounge
- Close to Belvedere station
- No onward chain









#### Interior

Entrance Hall Wooden door to front, carpet tiles

**Lounge** 6.12m x 3.23m (20'1" x 10'7") Double glazed bay window to front, double glazed french doors to rear, gas fire, decorative coving, ceiling fans, storage cupboard

**Kitchen** 4.32m x 2.5m (14'2" x 8'2") Double glazed french doors to rear, double glazed window to side, wall and base units with work surfaces above, sink unit with mixer tap, space for fridge/freezer, space for washing machine and tumble dryer, inset spotlights

Landing Storage cupboard

**Bedroom 1** 4.3m x 3.5m (14'1" x 11'6") Two double glazed windows to front, alcove cupboard

**Bedroom 2** 3.68m x 2.62m (12'1" x 8'7") Double glazed window to rear, decorative Victorian style fireplace, access to loft

**Bathroom** 2.95m x 2.54m (9'8" x 8'4") Double glazed frosted window to rear, low level wc, pedestal wash hand basin, corner bath with mixer tap and shower attachment, shower cubicle with electric power shower, heated towel rail, combi boiler

#### Exterior

Garden Mainly laid to lawn, paved area, shed, outside tap







#### Information

At the heart of Belvedere is Nuxley Village – where you'll find shops, pubs, restaurants and the Robinson Jackson branch. Explore a little further and you'll find Lesnes Abbey, with its historic monastic ruins and formal gardens, and Bostall Woods with its protected bluebell fields and ancient trees.

Belvedere residents will be a manageable walk or one stop on the train line away from Abbey Wood's Crossrail station.

- Council Tax: B
- EPC Rating: To be confirmed

### **Property Location**

Ashburnham Road, Belvedere, Kent, DA17 6DA





# FOR MORE INFORMATION CONTACT US TODAY.

#### 01322 441010 Robinson Jackson 61 Nuxley Road, Belvedere, Kent DA17 5JN

belvedere@robinson-jackson.com

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.