



MARTINS ESTATES

SALES AND LETTINGS

69 High Street
Ashford
Kent
TN24 8SF

Tel: 01233 610 444



45 Manor Farm Close, Kent, CT21 4EG

£1,550 PCM

A four bedroom detached house with garage and off road parking located in Lympne! The property comprises entrance hallway, ground floor WC, lounge, dining room, kitchen/diner and conservatory. On the first floor there are three double bedrooms and one large single bedroom, family bathroom and en-suite shower to the master bedroom. The property also benefits from gas central heating, double glazed windows throughout, large rear garden, garage and driveway parking for two cars. NO PETS!

45 Manor Farm Close, Kent, CT21 4EG



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444

www.martinsstates.co.uk

email: sales@martinsstates.co.uk