

MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
Ashford
Kent
TN24 8SF

Tel: 01233610444



2 Common Way, Ashford, Kent TN26 1EF

Asking Price £349,995

A three bedroom semi detached house in a village position and benefitting from planning permission for a two bedroom attached house with off road parking. The accommodation comprises entrance hall with doors to all principal accommodation and stairs to the first floor landing. On the ground floor there is a kitchen with separate dining area and lounge. On the first floor there are three bedrooms and a family bathroom. The property has gardens to the front and rear and planning has been granted for the removal of the single storey building on the side and replace this with an attached two storey two bedroomed attached property with off road parking. Plans can be viewed at Ashford Borough Council under reference 19/00311/AS.

2 Common Way, Ashford, Kent TN26 1EF

Hallway

Stairs, door to:

Kitchen

8'6" x 12'7" (2.60m x 3.84m)

Window to rear, open plan, open plan to Dining Room, door to Storage cupboard.

Storage cupboard.

Storage cupboard.

Lounge

11'6" x 13'11" (3.51m x 4.23m)

Window to front, open plan, door to:

Utility

10'2" x 8'1" (3.10m x 2.46m)

Dining Room

8'6" x 7'5" (2.60m x 2.26m)

Window to rear.

Bedroom 1

10'10" x 6'7" (3.29m x 2.00m)

Window to front, door to:

Bedroom 3

7'9" x 8'6" (2.36m x 2.58m)

Window to front.

Bedroom 2

9'3" x 12'4" (2.82m x 3.75m)

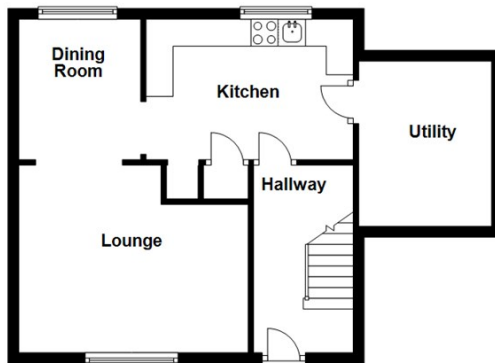
Window to rear, door to:

Bathroom

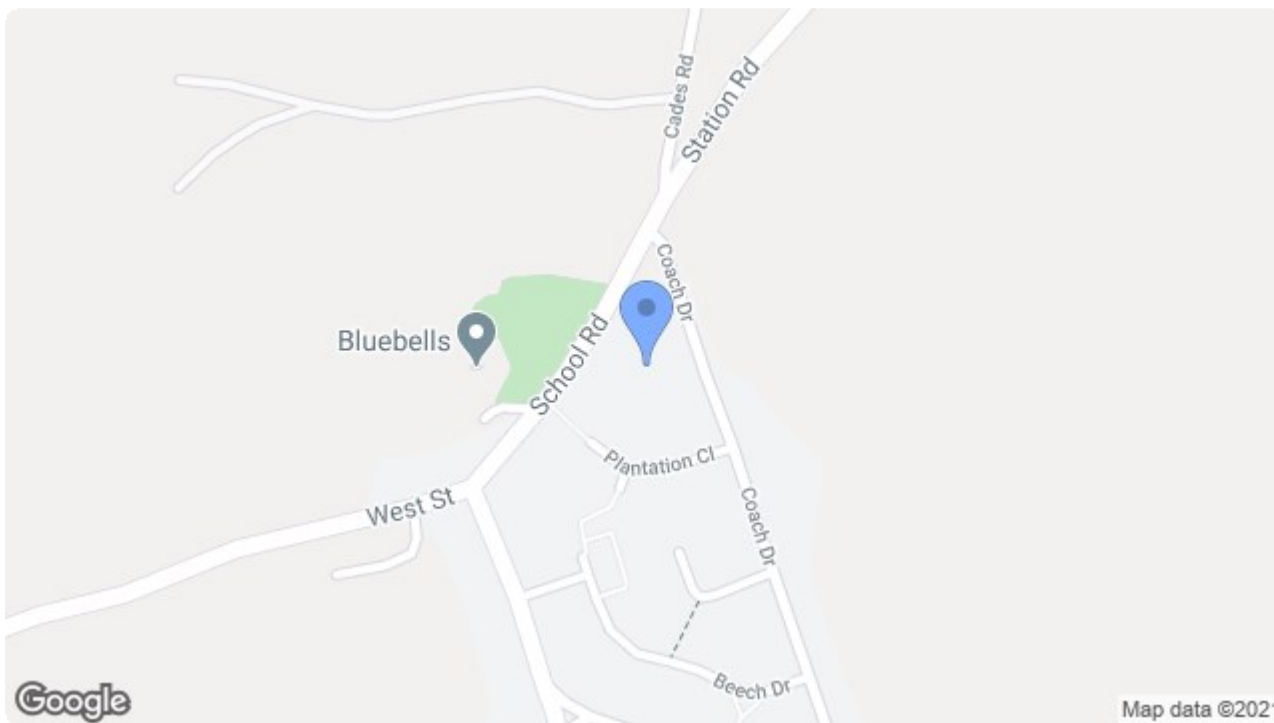
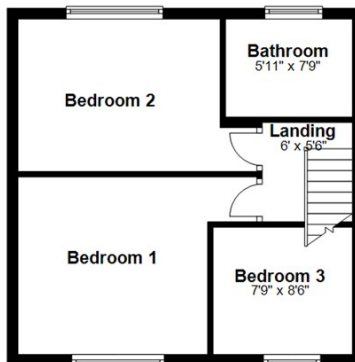
Window to rear.

Landing

Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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