



MARTINS ESTATES

SALES AND LETTINGS

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

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36 Grasmere Road, Ashford, Kent TN24 9BE

Asking Price £279,995

A beautifully presented three bedroomed mid terrace house with conservatory and ground floor extension providing ground floor WC and work from home space. The property also benefits from solar panels, garage en-bloc and gas central heating. It is presented in excellent order throughout. The accommodation comprises entrance hall with WC and stairs to the first floor. doors from the hall lead to the kitchen, with work surfaces to two walls with drawers and cupboards under and eye level cupboards over. There are spaces for fridge freezer, washing machine, dishwasher and oven. There is an inset sink unit and the kitchen opens into the dining room and conservatory. The conservatory runs along the rear of the property and has patio doors into the dining room and door into the private rear garden. The dining room is open into the lounge which has been extended and incorporates an area that could be used as a work from home space.

On the first floor there are three double bedrooms and a shower room with WC wash hand basin and shower cubicle.

There are front and rear gardens and a shared path gives access to the rear garden.

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Hall

Open plan to Hallway, sliding door to:

WC

Window to rear.

Hallway

Stairs, open plan to:

Kitchen

12'0" x 7'9" (3.65m x 2.36m)

Open plan to:

Conservatory

5'7" x 15'5" (1.70m x 4.70m)

Two windows to side, two windows to front, patio door to:

Dining Room

12'0" x 9'0" (3.65m x 2.74m)

Open plan, open plan to:

Lounge

14'4" x 10'10" (4.38m x 3.31m)

Open plan to:

Lounge

6'0" x 10'10" (1.82m x 3.31m)

Window to rear.

Bedroom 3

10'4" x 10'11" (3.14m x 3.33m)

Window to rear, door to Storage cupboard, door to:

Landing

Door to:

Bedroom 1

14'4" x 10'2" (4.38m x 3.10m)

Window to rear.

Shower Room

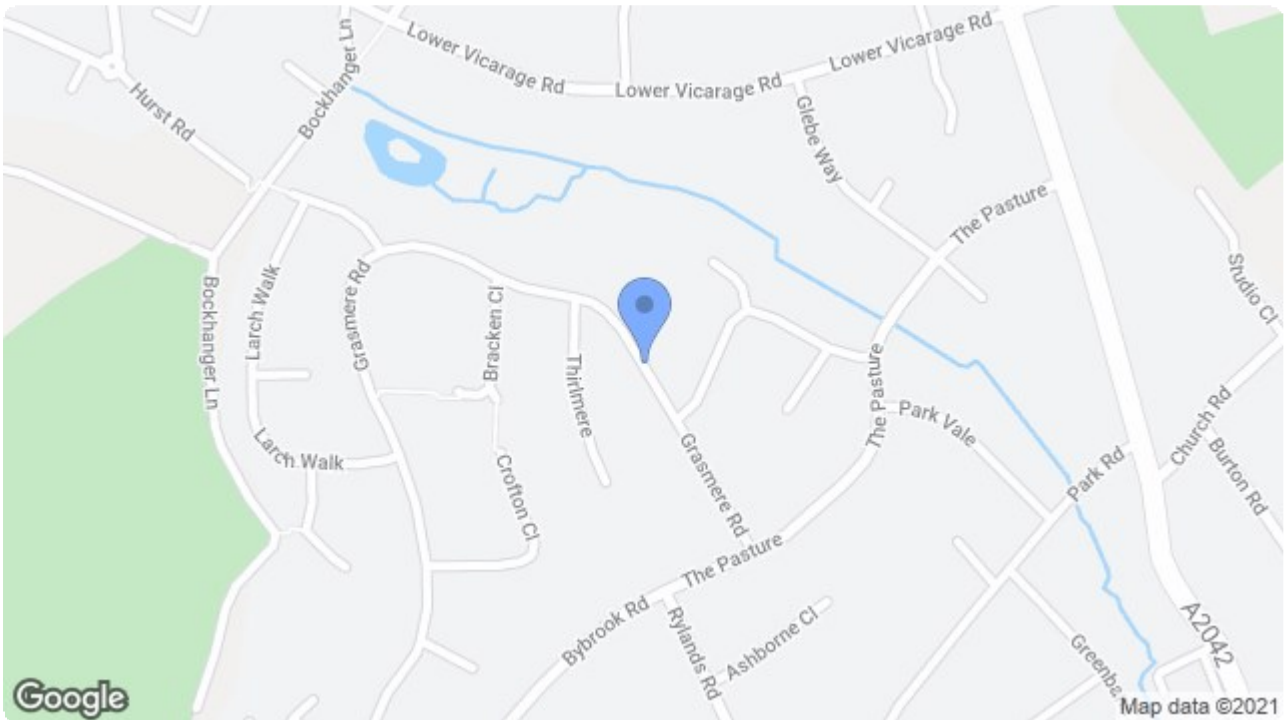
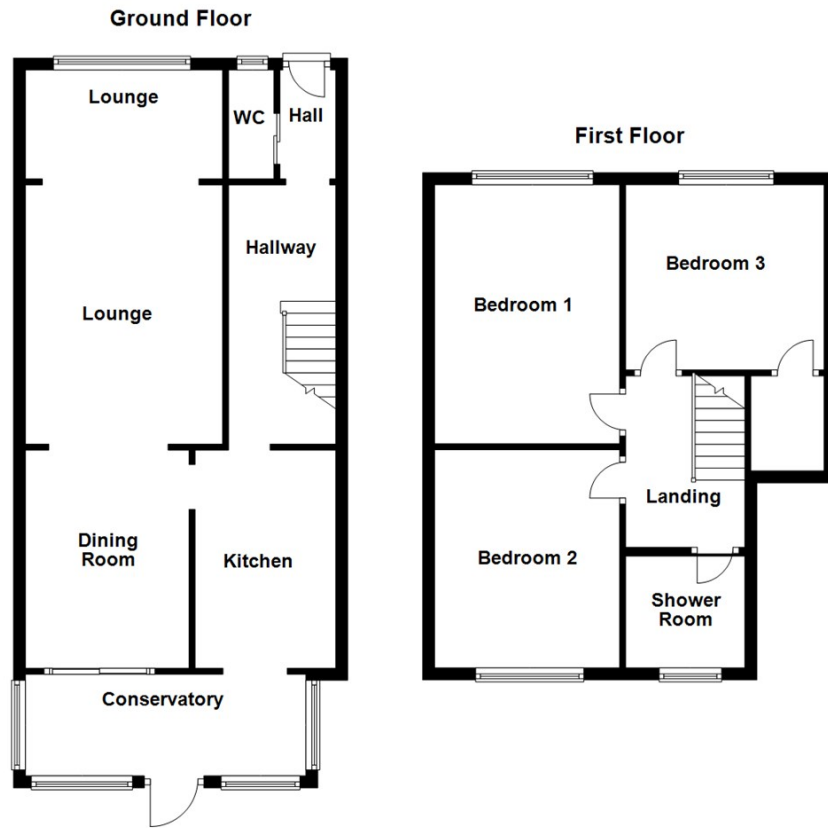
Window to front.

Bedroom 2

12'0" x 10'2" (3.65m x 3.10m)

Window to front.

Storage cupboard.



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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