

**MARTINS  
ESTATES**  
SALES AND LETTINGS



**52 Birling Road  
Ashford, Kent TN24 8BB**

**Offers In The Region Of £280,000**



A beautifully presented three bedroom mid terrace house with off-road parking for two vehicles situated close to the international passenger station and Ashford town centre. Entrance via door into hallway, stairs to 1st floor landing and door into lounge with window overlooking front of property. Further door into kitchen diner with range of work-surfaces to 3 walls drawers and cupboards under and some eye-level cupboards over. Inset single drainer sink unit, inset oven hob and extractor fan, space for fridge freezer, door opening to rear garden and window opening onto rear garden. On the first floor there are two double bedrooms and a single bedroom as well as a family bathroom with WC wash hand basin and bath with shower over. The property has gardens to the rear and rear access is available. To the front there are two off road parking spaces.





**Hall**

Stairs.

**Lounge**

14'10" x 13'3" (4.52m x 4.03m)

Two windows to front, door to:

**Kitchen/Diner**

10'5" x 16'6" (3.17m x 5.02m)

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

**Landing**

**Bedroom 1**

12'8" x 9'7" (3.87m x 2.91m)

Window to front, door to:

**Bedroom 2**

10'5" x 9'3" (3.17m x 2.83m)

Window to rear, door to:

**Bedroom 3**

7'11" x 6'4" (2.41m x 1.93m)

Window to front, door to:

**Bathroom**

Window to rear, door to:







APRIL  
Spritz



ridgemaister

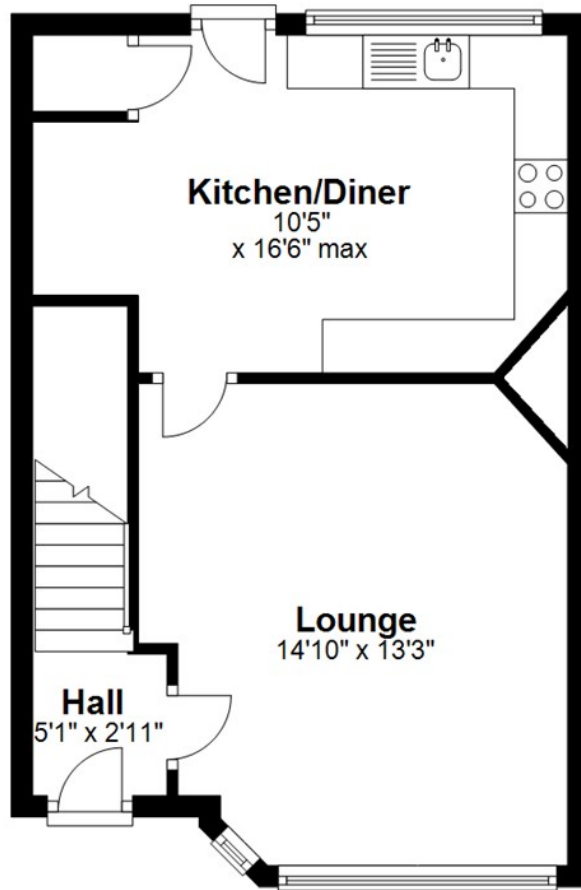
Water Dispenser



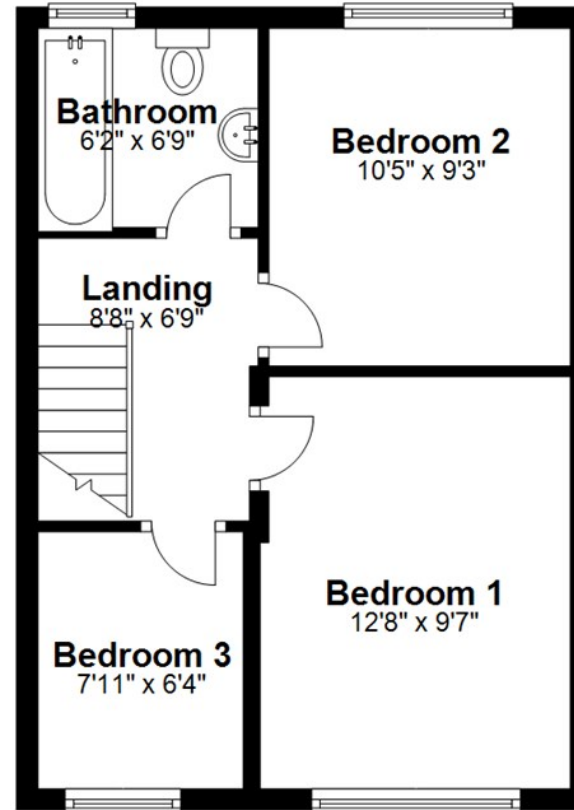




**Ground Floor**



**First Floor**



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

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