



# MARTINS ESTATES

SALES AND LETTINGS

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

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## **5 Lamberhurst Mews, Ashford, Kent TN23 5TT**

**£850**

**\* 2 DOUBLE BEDROOMS \* 3 PARKING SPACES \***

This lovely two bed terrace offers light and airy accommodation.

Accommodation comprises an entrance hall, modern fitted kitchen with work surfaces to three walls with a range of wall and base units.

There is a space for a washing machine and full height fridge freezer.

There is a ground floor cloakroom, under-stairs storage and lounge/diner with french doors opening onto the garden.

On the first floor, there are two double bedrooms and a family bathroom with matching white suite comprising of bath with shower over, WC and pedestal wash hand basin.

To the exterior at the front of the property is a driveway providing parking for one vehicle, an additional benefit to this property is the additional two allocated parking spaces.

To the rear the garden is laid principally to lawn with a patio area and substantial shed on hard standing providing useful storage space.

Pets not accepted.

**5 Lamberhurst Mews, Ashford, Kent TN23 5TT**

**Ground Floor WC**

**Kitchen**

9'8" x 6'0" ( 2.95m x 1.83m )

**Lounge Diner**

15'6" x 9'11" (4.72m x 3.02m)

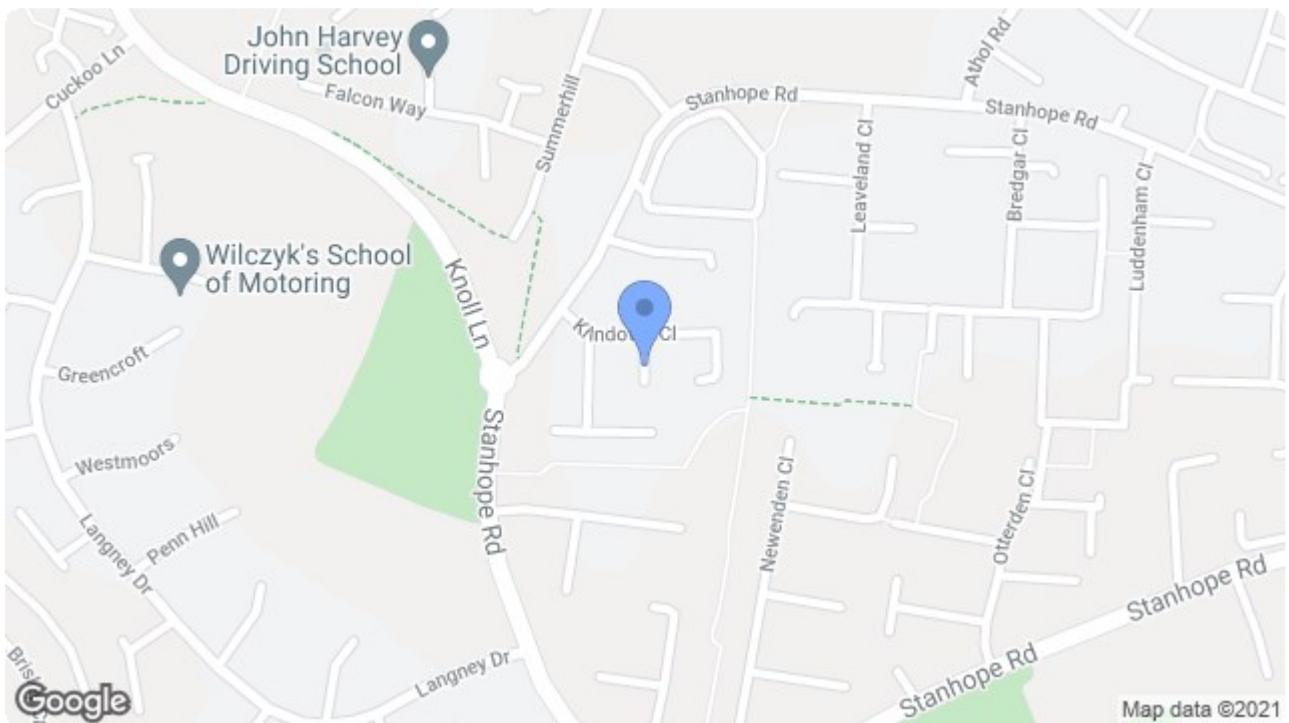
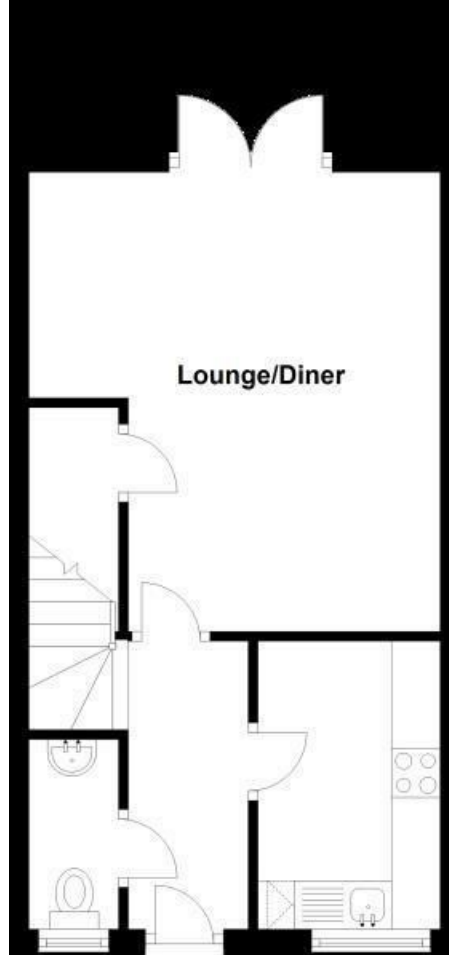
**Bedroom 1**

13'8" x 9'9" (4.17m x 2.97m)

**Bedroom 2**

13'8" x 7'7" (4.17m x 2.31m)

**Bathroom**



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>92</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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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