

**MARTINS
ESTATES**

SALES AND LETTINGS



**64 The Street
Ashford, Kent TN24 9HD**

Guide Price £270,000

A rare opportunity to purchase this delightful two double bedroom semi detached cottage situated in the desirable location of 'Old Kennington'. Benefiting from a well established enclosed rear garden, with a garage providing off road parking to the rear of the property.

Accommodation comprises, entrance porch opening into the lounge and open plan kitchen, with stairs leading to the first floor. The kitchen has a built-in electric oven, gas hob and fridge. A cupboard houses the modern Worcester boiler.

An internal hall way from the kitchen leads to the ground floor shower room, utility cupboard and garden room overlooking the beautiful garden.

On the first floor, there is a good size double bedroom to the front aspect, with built-in wardrobe and a further double bedroom to the rear aspect, with a built-in airing cupboard, housing the hot water tank.

The rear garden is laid to lawn, with established borders and a patio area. There is a shed with power and lights and greenhouse. A courtesy gate at the rear of the garden leads to the garage which provides off road parking.

This property is offered for sale with vacant possession and no onward chain.



Door to: door, sliding door, door to:

Kitchen Diner opening into Lounge
22'7" x 4'2" (6.89m x 1.26m)
Window to front, window to rear, stairs, door to:

Storage cupboard.

Window to side, door to Storage cupboard.

Storage cupboard.

Garden Room
Window to rear, folding

Storage cupboard.

Storage cupboard.

Bedroom 1
13'0" x 14'5" (3.96m x 4.39m)
Window to front, double door.

Shower Room
Window to rear.

Door to:

Bedroom 2
9'3" x 11'8" (2.83m x 3.56m)
Window to rear, double door to Storage cupboard.

Storage cupboard.

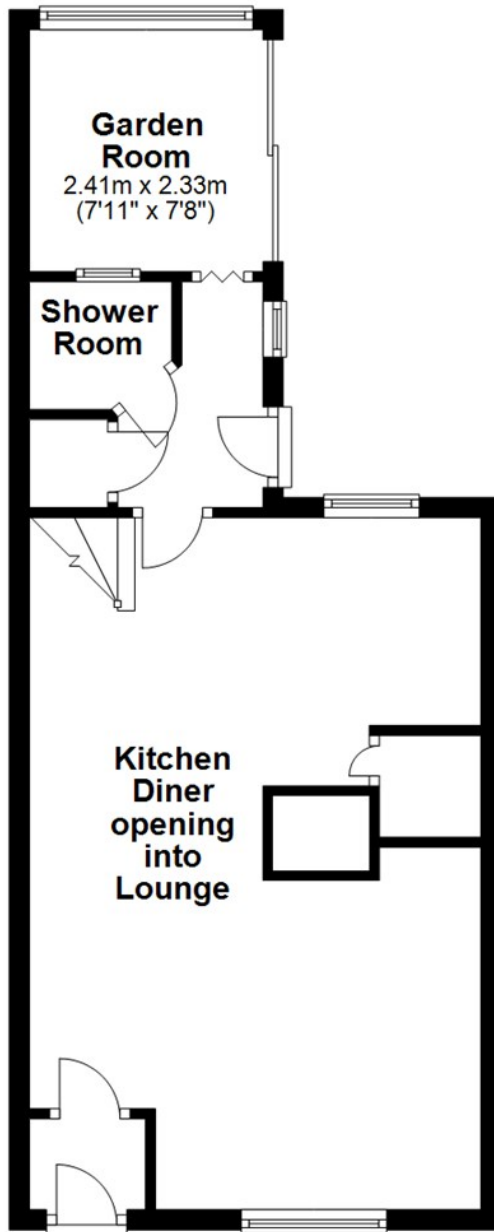
Storage cupboard.



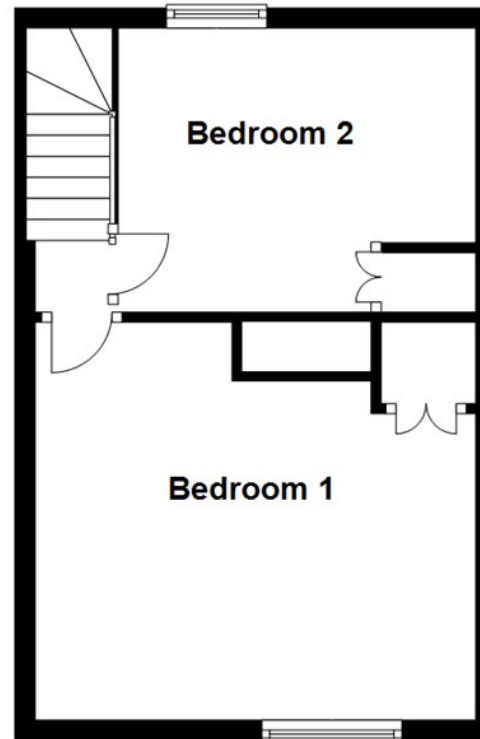




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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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