

**MARTINS  
ESTATES**

SALES AND LETTINGS



**29 The Bulrushes  
Ashford, Kent TN23 5GD**

**Asking Price £295,000**



A beautifully presented two bedroom semi detached house on the popular Singleton development close to local amenities and local walks and within minutes of open countryside. The property has front and rear gardens and ample off road parking with attached garage. The accommodation comprises entrance porch leading into the lounge with stairs to the first floor landing and a door to the understair storage cupboard. A door leads from the lounge diner into the kitchen breakfast room, with work surfaces to two walls and with drawers and cupboards under and eye level cupboards over. There is an integrated hob, oven and extractor and spaces for a washing machine and dishwasher as well as a single drainer sink unit with mixer. A door leads from the kitchen into the enclosed rear garden with personal door giving access to the garage which has up and over door to the front, power and light and eaves storage. On the first floor there are two similar sized bedrooms and family bathroom with WC, wash hand basin in vanity unit and bath with fitted shower with drench head. the bathroom also has over stair airing cupboard.





**Entrance Porch**

Window to side, door to:

**Lounge/Diner**

15'8" x 12'0" (4.78m x 3.66m)

Window to front, window to side, stairs, door to Storage cupboard, door to:

**Understair Storage Cupboard**

Storage cupboard.

**Kitchen/Breakfast Room**

8'7" x 12'0" (2.62m x 3.65m)

Window to rear, door to:

**Garage**

Up and over door, door.

**Landing**

Door to:

**Bedroom 1**

11'5" x 12'0" (3.48m x 3.65m)

Two windows to front.

**Bedroom 2**

9'11" x 12'0" (3.02m x 3.65m)

Window to rear, door to:

**Bathroom**

Window to side, door to Storage cupboard.

**Airing Cupboard**

Storage cupboard.



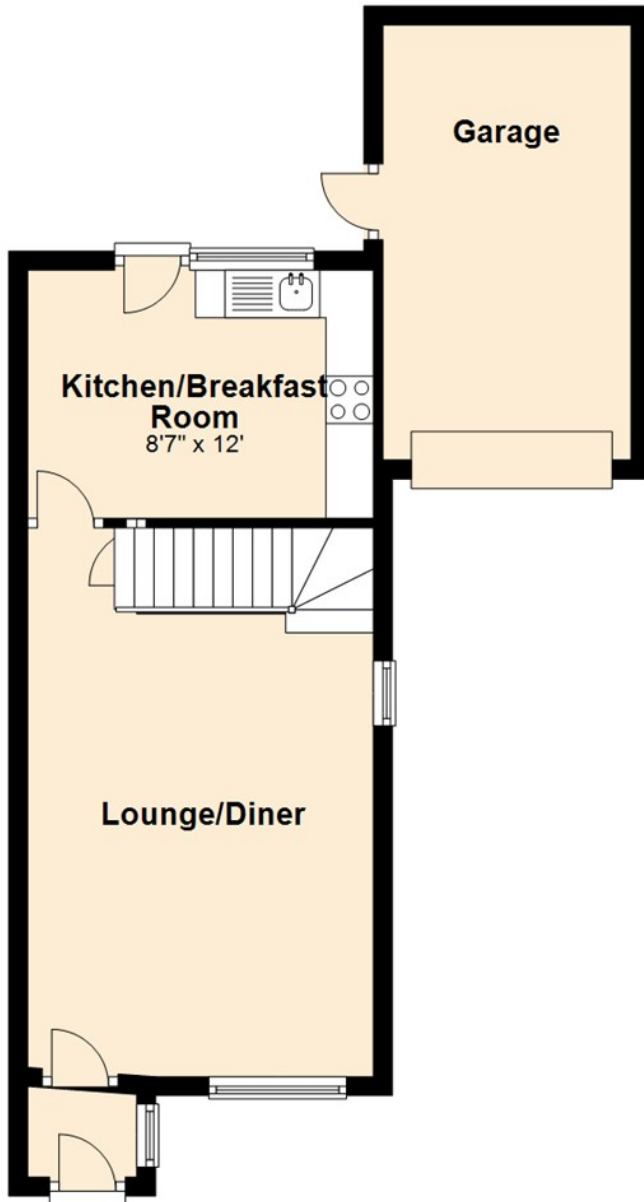




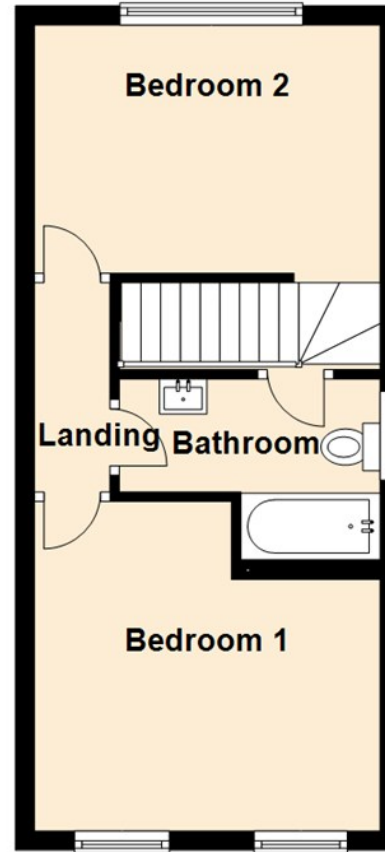




**Ground Floor**  
Approx. 479.7 sq. feet



**First Floor**  
Approx. 319.7 sq. feet



Total area: approx. 799.4 sq. feet

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		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			
England & Wales		EU Directive 2002/91/EC	

**69 HIGH STREET, ASHFORD, KENT TN24 8SF**

Tel: 01233 610444

[www.martinsstates.co.uk](http://www.martinsstates.co.uk)

email: [sales@martinsstates.co.uk](mailto:sales@martinsstates.co.uk)