



# MARTINS ESTATES

SALES AND LETTINGS

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

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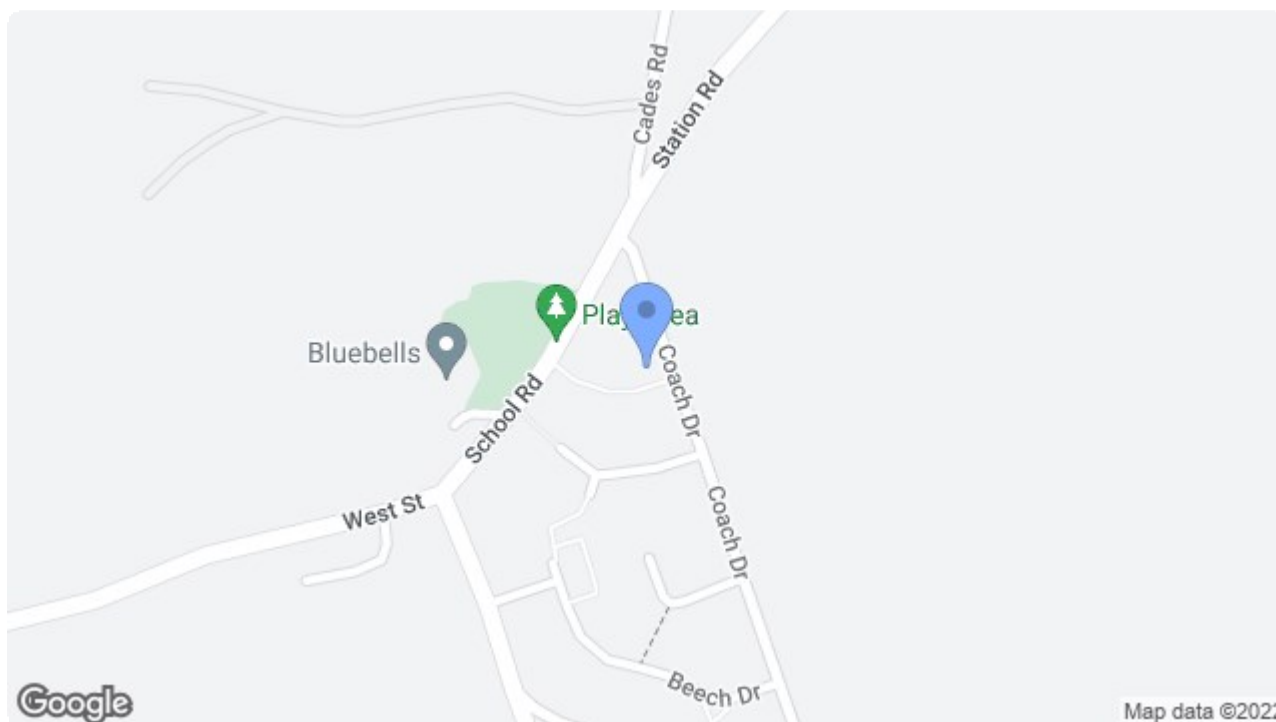


**2A Common Way, Ashford, Kent TN26 1EF**

**Asking Price £299,995**

A beautifully presented newly built two bedroom end of terrace house with off road parking for two cars in this popular village location. The accommodation comprises entrance door into lounge overlooking the front of the property with door into the kitchen diner. The kitchen diner has work surfaces to two walls with drawers and cupboards under and eye level cupboards over. There is a fitted hob with oven under and extractor over. The kitchen has space for a washing machine and has an integrated fridge freezer. Double doors lead from the kitchen into the rear garden and a further door leads into the hallway with door to the side of the property and onto the off road parking and door to downstairs cloakroom with WC and wash hand basin. Stairs lead to the first floor where two bedrooms and a family bathroom can be found. The family bathroom has WC, wash hand basin in vanity unit and a bath with shower over and screen. The property has front and rear gardens and off road parking for two cars.

**2A Common Way, Ashford, Kent TN26 1EF**



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		

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