

**MARTINS
ESTATES**

SALES AND LETTINGS



**22 Oak Lane
Ashford, Kent TN27 9TP**

Asking Price £425,000

£425,000-£450,000. A beautifully presented three bedroom three storey victorian mid terraced house close to the village centre and with no onward chain. The accommodation comprises entrance hall with stairs to first floor landing and door to ground floor shower room with Wc and wash hand basin. All ground floor accommodation is accessed from the hallway with door to the lounge with bay window overlooking the front of the property and feature fireplace. Another door from the hall gives access to the dining room with double doors opening into the kitchen breakfast room. The kitchen breakfast room can also be accessed from the hallway and comprises a range of fitted units to two walls with drawers and cupboards under and eye Level cupboards over. there is a fitted oven and hob with extractor over as well as fitted fridge freezer and washing machine as well as a single drainer sink unit with mixer tap. Double doors open onto the rear garden and an awning covers a decked area that leads onto a lawn enclosed on all sides. On the first floor there are two double bedrooms and a family bathroom with roll top bath and claw feet as well as heritage high level flushing WC and wire for shaver point / lit mirror. On the second floor there is a double bedroom with two velux windows. The property has front and rear gardens and is being sold with no onward chain. The property has gas central heating with radiators.



Hallway

Two windows to front, stairs, door to:

Lounge

14'2" x 10'10" (4.32m x 3.30m)

Bay window to front, door to:

Dining Room

11'11" x 9'11" (3.62m x 3.02m)

Door to:

Kitchen/Breakfast Room

19'4" x 15'1" (5.89m x 4.60m)

Two double doors, door to Storage cupboard, door to:

Storage cupboard.

WC

Open plan to:

Shower Room

Bedroom 1

14'2" x 15'5" (4.32m x 4.70m)

Bay window to front, door to:

Bedroom 2

11'7" x 8'5" (3.54m x 2.57m)

Window to rear, door to:

Family Bathroom

Window to rear, door to:

Landing

Stairs.

Bedroom 3

14'6" x 17'7" (4.42m x 5.36m)

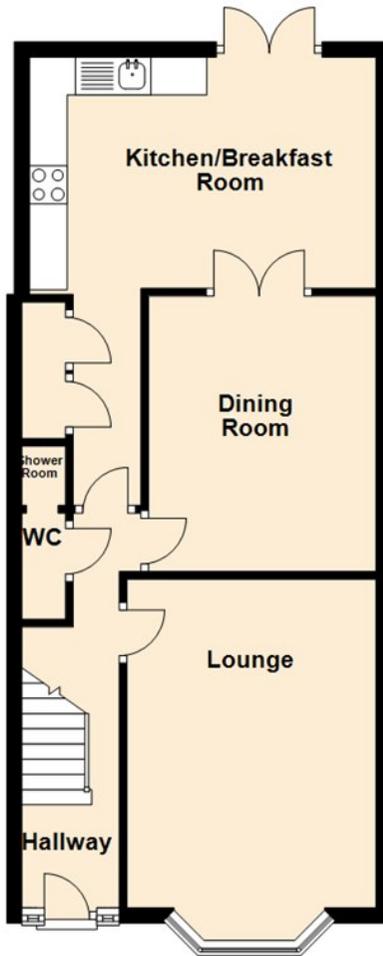
Two skylights, door to:



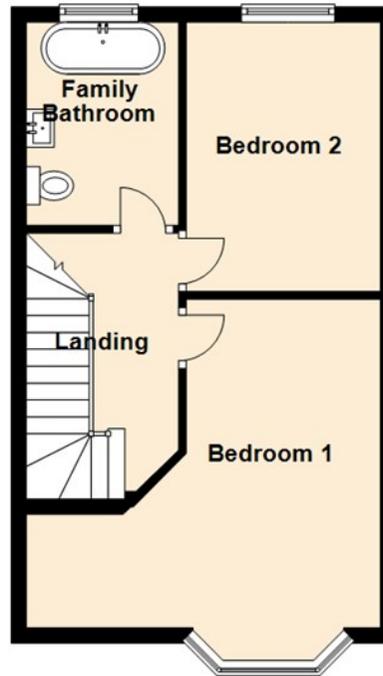




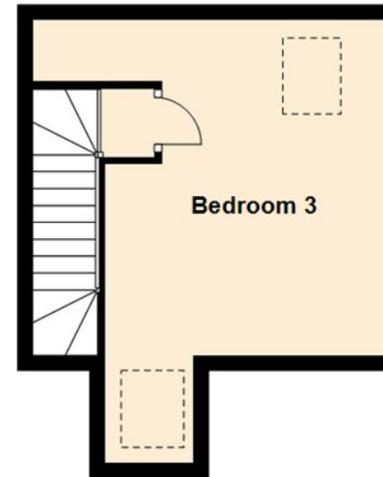
Ground Floor
Approx. 564.6 sq. feet



First Floor
Approx. 405.2 sq. feet



Second Floor
Approx. 240.6 sq. feet



Total area: approx. 1210.4 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(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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