

**MARTINS
ESTATES**
SALES AND LETTINGS



55 Hardinge Road
Kent, TN24 8HB

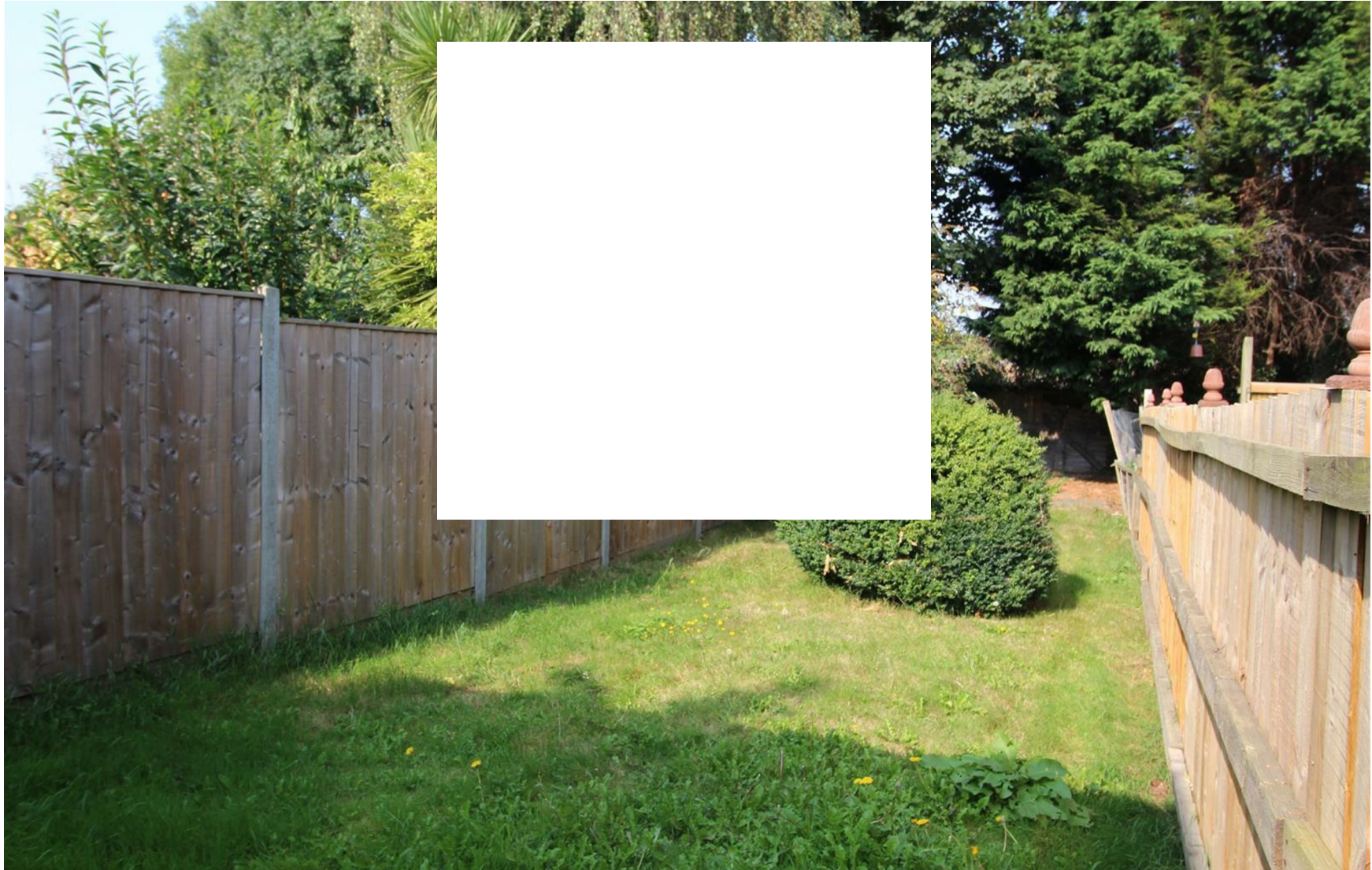
Asking Price £269,995

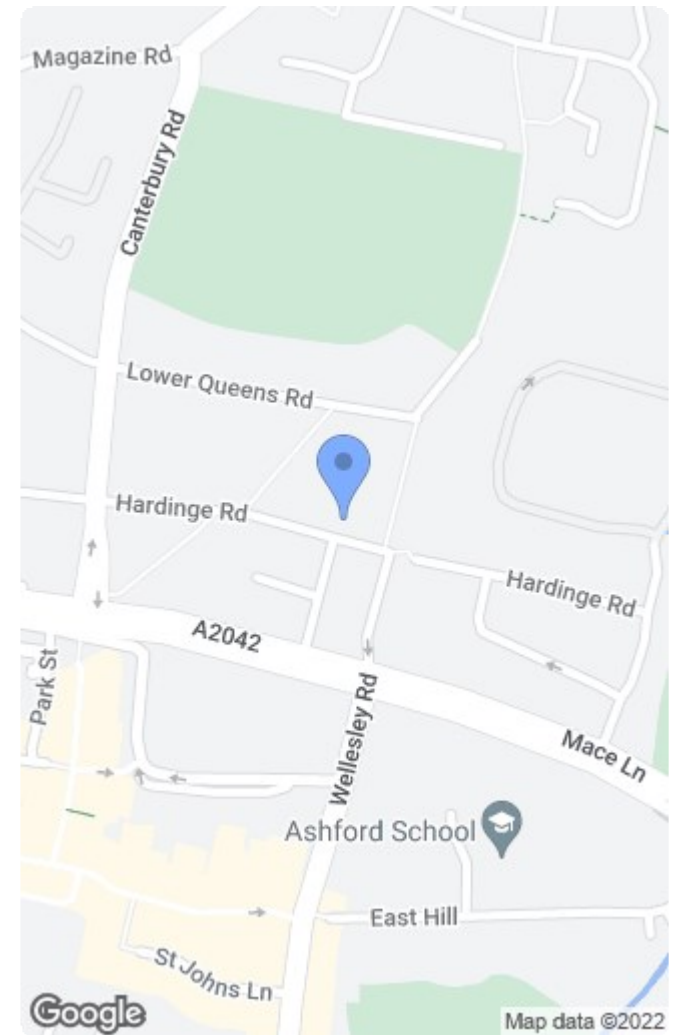
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A well presented two bedroom mid terrace house with first floor bathroom just minutes walk from Ashford Town Centre and the International Passenger Station. The property has permit parking, gas central heating and benefits from a large garden room/work from home space. The accommodation comprises entrance hall with doors to the lounge with bay opening to the front of the property. There are stairs to the first floor landing and door to internal hall with doors to the dining area and kitchen.


On the first floor there are two double bedrooms and a large family bathroom with WC wash hand basin and bath with shower attachment.

A door opens from the kitchen into the rear courtyard with access to the garden and the garden room which has personal door to the courtyard and sliding patio door opening onto the veranda overlooking the rear garden. The garden is enclosed on all sides with close boarded fencing and is principally laid to lawn.






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	64	
<small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
		83
	58	
<small>EU Directive 2002/91/EC</small> 		

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