



MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



26 Kestrel Close, Ashford, Kent TN23 3RB

Asking Price £267,500

A beautifully presented two-bedroom mid-terrace family home situated on the established Park Farm Development in Kingsnorth that has been newly carpeted and redecorated throughout.

The property comprises an entrance hallway, downstairs cloakroom, Lounge with stairs to the first floor and door to the kitchen breakfast room with spaces for an integrated fridge/freezer and integrated washing machine and dishwasher, the kitchen also has an integrated oven and hob with extractor and a window and a door leading out onto the rear garden. On the first floor there is a landing and two good size bedrooms with one having a double fitted cupboard. There is an over stair cupboard on the landing and the family bathroom with a wash hand basin, WC and bath with shower over and screen.

The property also benefits from the gas central heating system, allocated parking and double glazing and it is available for viewing now..

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Hall

Downstairs Cloakroom

Lounge

Kitchen Breakfast Room

Landing

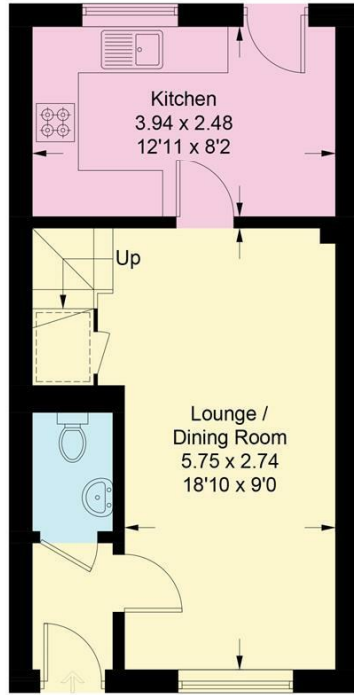
Bedroom

Bedroom

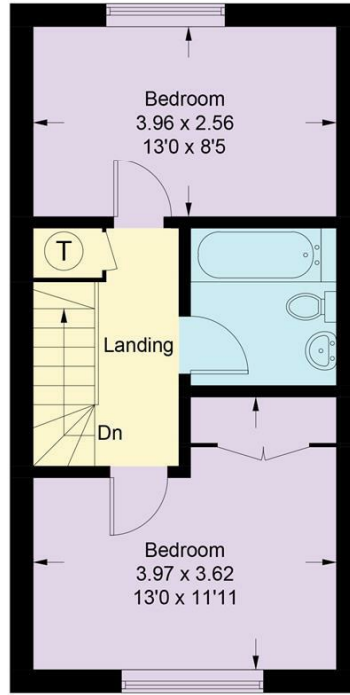
Family Bathroom

Kestrel Close, Ashford, TN23

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1028329)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(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	

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444 www.martinsstates.co.uk email: sales@martinsstates.co.uk



Martins Estates Property Management Ltd
Registered in England and Wales No. 10031401
Registered office: 69 High Street, Ashford, Kent, TN24 8SF
Martins Wilkins T/A Martins Estates Sales and Lettings