



# MARTINS ESTATES

SALES AND LETTINGS

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

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**14 Violet Way, Ashford, TN23 3GH**

**£1,050**

A very well presented three bedroom end of terrace house with allocated parking space and garage. The accommodation comprises entrance door into hallway with cloakroom with WC and wash hand basin. There are stairs to the first floor landing and doors to the kitchen and lounge diner. The kitchen has a range of worksurfaces to two walls with drawers and cupboards under and eye level cupboards over. There is a fully fitted kitchen with integrated appliances. The lounge opens onto the rear garden and offers enough space for a dining table and chairs. On the first floor there are three bedrooms and a family bathroom. The master bedroom benefits from an en suite. There is a mature rear garden with pedestrian gate to rear parking and an adjacent garage.

14 Violet Way, Ashford, TN23 3GH

Lounge

13'7" x 6'7" (4.14m x 2.00m)

Kitchen

10'3" x 8'0" (3.12m x 2.45m)

WC

Cupboard

Bedroom 1

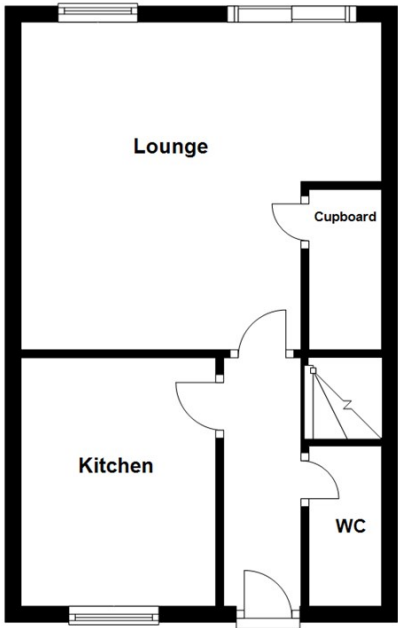
9'10" x 8'6" (2.99m x 2.59m)

En-suite

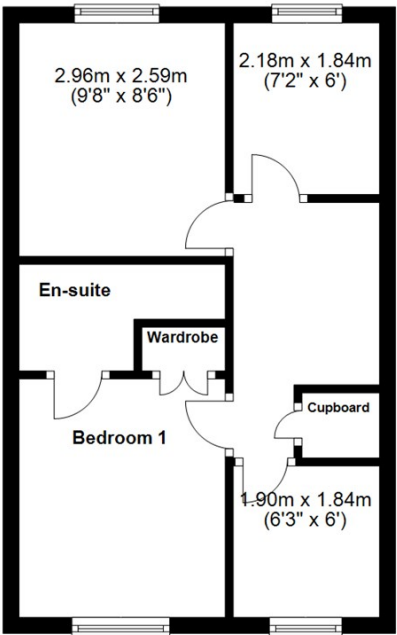
Wardrobe

Cupboard

Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	77
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	92
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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