

**MARTINS
ESTATES**
SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
Ashford
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TN24 8SF

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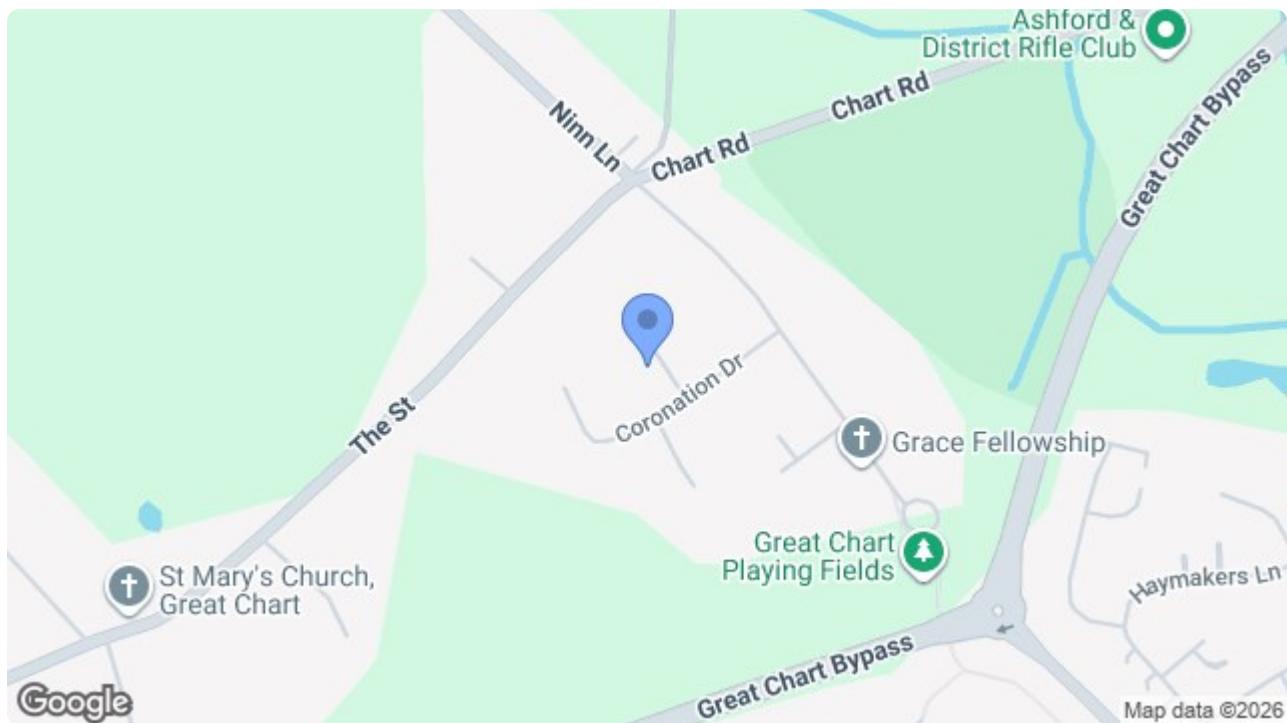


2 The Paddocks, Ashford, Kent TN23 3BE

£850 Per Month

Two bed roomed semi detached house in this popular village close to Ashford. The property is presented in excellent order and benefits from lounge, separate kitchen breakfast room opening into the conservatory. On the first floor there are two bedrooms and a family bathroom. The property has large front and rear gardens and off road parking for several vehicles.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| 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 | 48 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

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