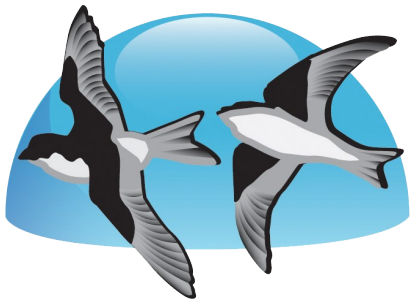




# MARTINS ESTATES

SALES AND LETTINGS

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

**Tel:** 01233610444



**8 Augustus Walk, Ashford, Kent TN23 3PR**

**£1,150 Per Month**

An opportunity to rent this three bedroom end of terrace house with garage and driveway.

Accommodation comprises entrance hall with ground floor WC and stairs leading to the first floor.

The lounge overlooks the front aspect and has French doors opening to the dining room. The dining room has a useful under-stairs cupboard and doors opening to the rear garden. The kitchen has a range of matching units with integrated electric oven with gas hob above, space and plumbing for washing machine and space for a fridge freezer. A courtesy door opens to the rear garden.

On the first floor, there is a master bedroom with en suite shower room, a further double bedroom and a single bedroom with built-in over stairs cupboard. The family bathroom has a matching white suite comprising of bath with shower over, WC and pedestal mounted wash hand basin.

To the exterior of the property the rear garden is laid predominantly to lawn with patio area and fencing to the boundaries.

To the front of the property, there is a garage and driveway parking for one vehicle to the side of the property as well as courtesy gate leading to the rear garden.

Unfortunately NO PETS, NO DSS and NO SHARERS accepted at this property.

## 8 Augustus Walk, Ashford, Kent TN23 3PR

### Lounge

14'7" x 12'6" max (4.45m x 3.81m max)

### WC

6'3" x 2'11" (1.91m x 0.89m)

### Dining Room

10'8" x 8'1" (3.25m x 2.46m)

### Kitchen

10'7" x 7'3" (3.23m x 2.21m)

### Bedroom 1

10'2" x 12'5" max (3.10m x 3.78m max)

### En-suite

6'11" max x 5'0" (2.11m max x 1.52m)

### Bedroom 2

10'2" x 7'9" (3.10m x 2.36m)

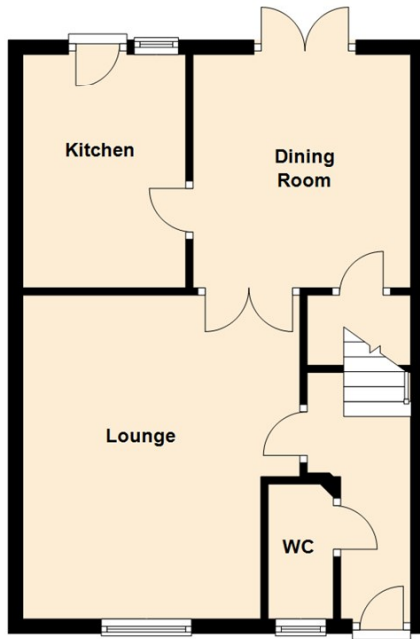
### Bedroom 3

7'9" x 6'11" (2.36m x 2.11m)

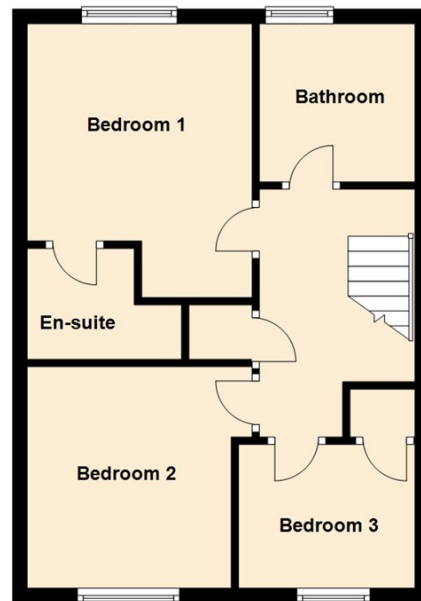
### Family Bathroom

7'2" x 5'3" (2.18m x 1.60m)

Ground Floor



First Floor



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 68        |
| (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 |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (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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