



MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
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TN24 8SF

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Burgate Field Kingsford Street, Mersham, TN25 6NZ

£1,395

A well-presented three-bedroom semi-detached house with a garage in this very popular village location. The accommodation comprises an entrance porch into a hallway with stairs to the first floor and doors to the large lounge/diner with a window overlooking the front of the property and patio doors opening onto the rear garden. A door from the hallway opens into the kitchen and a further door opens into a small side conservatory that would make an excellent boot room or utility area. On the first floor there are three bedrooms and a family bathroom with over bath shower and screen as well as separate WC. The property is in excellent order throughout and ready for immediate occupation.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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