



MARTINS ESTATES

SALES AND LETTINGS

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

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3 Warwick Road, Ashford, Kent TN24 9EH

£1,300 Per Month

Nestled on the charming Warwick Road in the desirable area of Kennington, Ashford, this delightful terraced house presents an excellent opportunity for families and professionals alike. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With three spacious bedrooms, there is ample room for relaxation and personal space, making it an ideal setting for family living or accommodating guests. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in this sought-after location.

The surrounding area offers a blend of local amenities, parks, and excellent transport links, making it a convenient choice for those commuting or seeking a vibrant community atmosphere.

This terraced house on Warwick Road is not just a home; it is a gateway to a comfortable and fulfilling lifestyle in Ashford. Whether you are looking to settle down or invest, this property is certainly worth considering.

3 Warwick Road, Ashford, Kent TN24 9EH

Hall

Window to front, stairs, door.

Lounge/Dining Room

15'11" x 15'8" (4.86m x 4.77m)

Window to front, double door, door to:

Kitchen

10'0" x 9'4" (3.05m x 2.84m)

Window to rear, door to:

Store Room

Window to front, door to:

Landing

Window to front, stairs, door to:

Bedroom 1

8'9" x 15'8" (2.66m x 4.77m)

Window to rear.

Bedroom 2

8'9" x 9'4" (2.66m x 2.84m)

Window to rear.

Bedroom 3

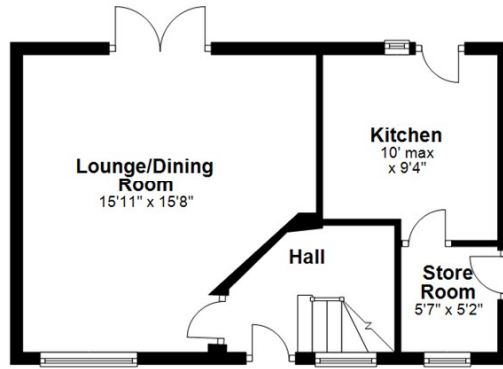
6'11" x 11'3" (2.10m x 3.42m)

Window to front.

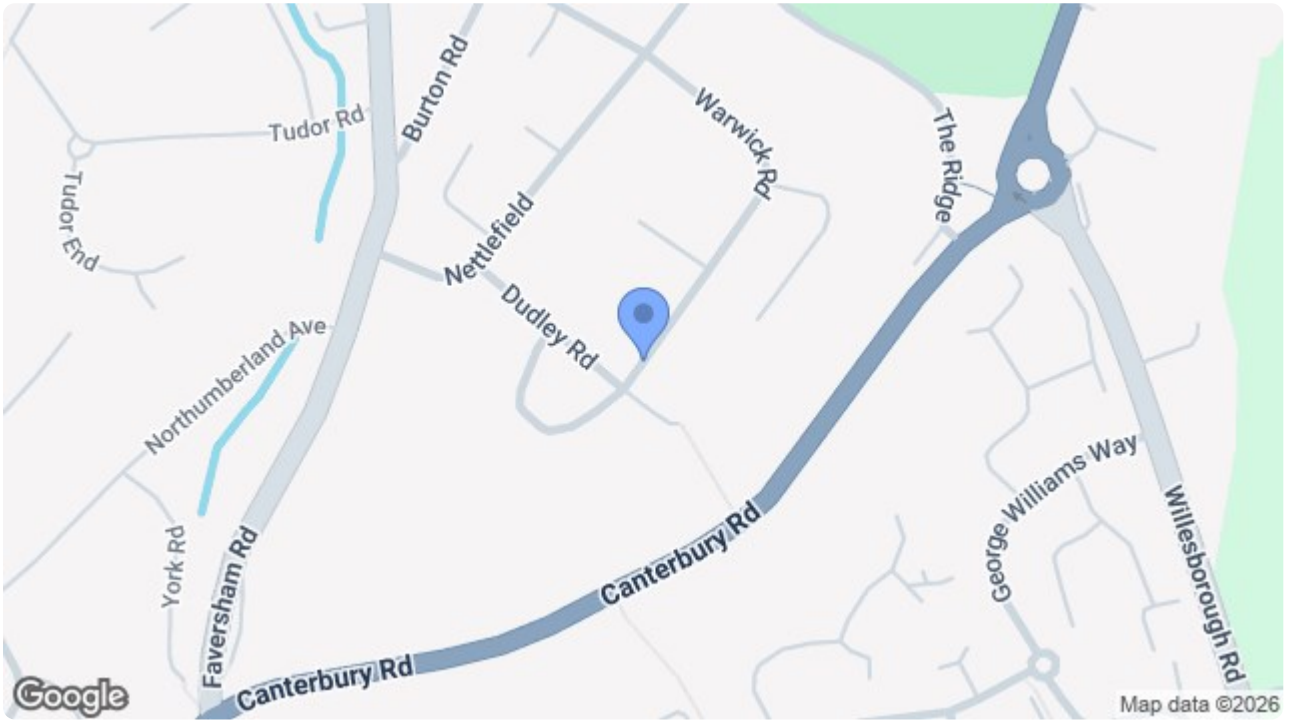
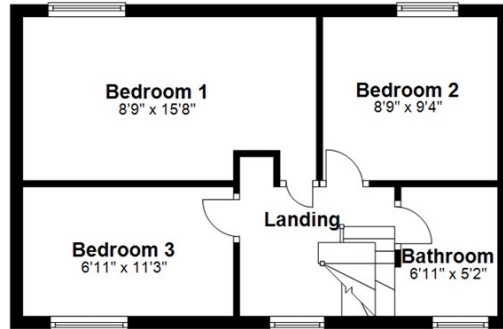
Bathroom

Window to front.

Basement



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		55
(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		86
(81-91)	B		
(69-80)	C		55
(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	

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