



MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



Shielings Chapel Lane, Ashford, Kent TN27 9BX

£1,000 Per Month

A beautifully presented and refurbished two bedroom cottage on the outskirts of the popular village of Egerton. The property benefits from off road parking for several vehicles and a wonderful garden that surrounds the property on all sides. The accommodation comprises entrance hall with door to bedroom one overlooking the front of the property, door to the lounge also overlooking the front of the property with further door into the kitchen. The kitchen has fitted electric oven, work surfaces with a selection of drawers and cupboards. A door leads from the kitchen into the second bedroom overlooking the rear of the property. There is a rear porch with door to the rear garden and bathroom with bath with shower over, wc and wash hand basin. the property is situated in a quiet lane on the outskirts of the village and viewing is highly recommended.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			100
(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>			
		46	
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			99
(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>			
		29	
England & Wales		EU Directive 2002/91/EC	

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