



# MARTINS ESTATES

SALES AND LETTINGS

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

**Tel:** 01233610444




**Burgate Field Kingsford Street, Mersham, TN25 6NZ**

**£1,400**

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 available August

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>58</b>	
(1-20) <b>G</b>		
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		
EU Directive 2002/91/EC		
England & Wales		

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