



MARTINS ESTATES

SALES AND LETTINGS

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5 Lamberhurst Mews, Ashford, Kent TN23 5TT

£850

* 2 DOUBLE BEDROOMS * 3 PARKING SPACES *

This lovely two bed terrace offers light and airy accommodation.

Accommodation comprises an entrance hall, modern fitted kitchen with work surfaces to three walls with a range of wall and base units.

There is a space for a washing machine and full height fridge freezer.

There is a ground floor cloakroom, under-stairs storage and lounge/diner with french doors opening onto the garden.

On the first floor, there are two double bedrooms and a family bathroom with matching white suite comprising of bath with shower over, WC and pedestal wash hand basin.

To the exterior at the front of the property is a driveway providing parking for one vehicle, an additional benefit to this property is the additional two allocated parking spaces.

To the rear the garden is laid principally to lawn with a patio area and substantial shed on hard standing providing useful storage space.

Pets not accepted.

5 Lamberhurst Mews, Ashford, Kent TN23 5TT

Ground Floor WC

Kitchen

9'8" x 6'0" (2.95m x 1.83m)

Lounge Diner

15'6" x 9'11" (4.72m x 3.02m)

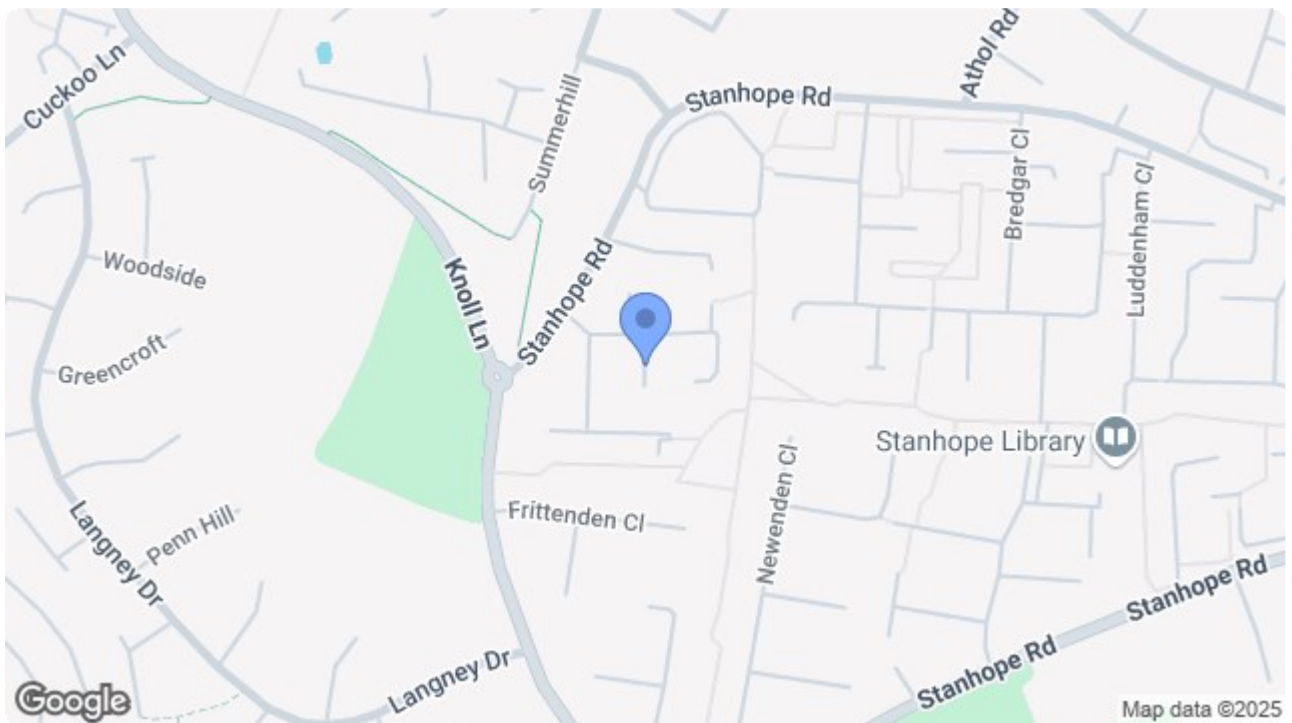
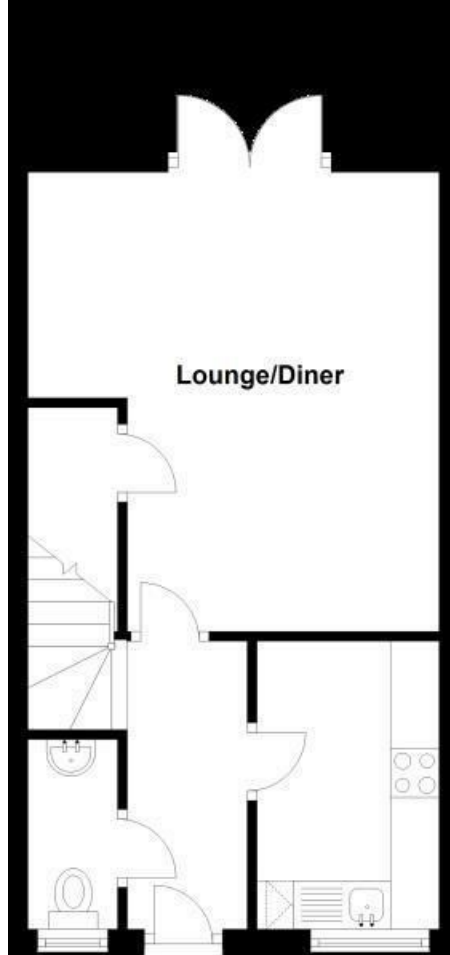
Bedroom 1

13'8" x 9'9" (4.17m x 2.97m)

Bedroom 2

13'8" x 7'7" (4.17m x 2.31m)

Bathroom



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