



MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444

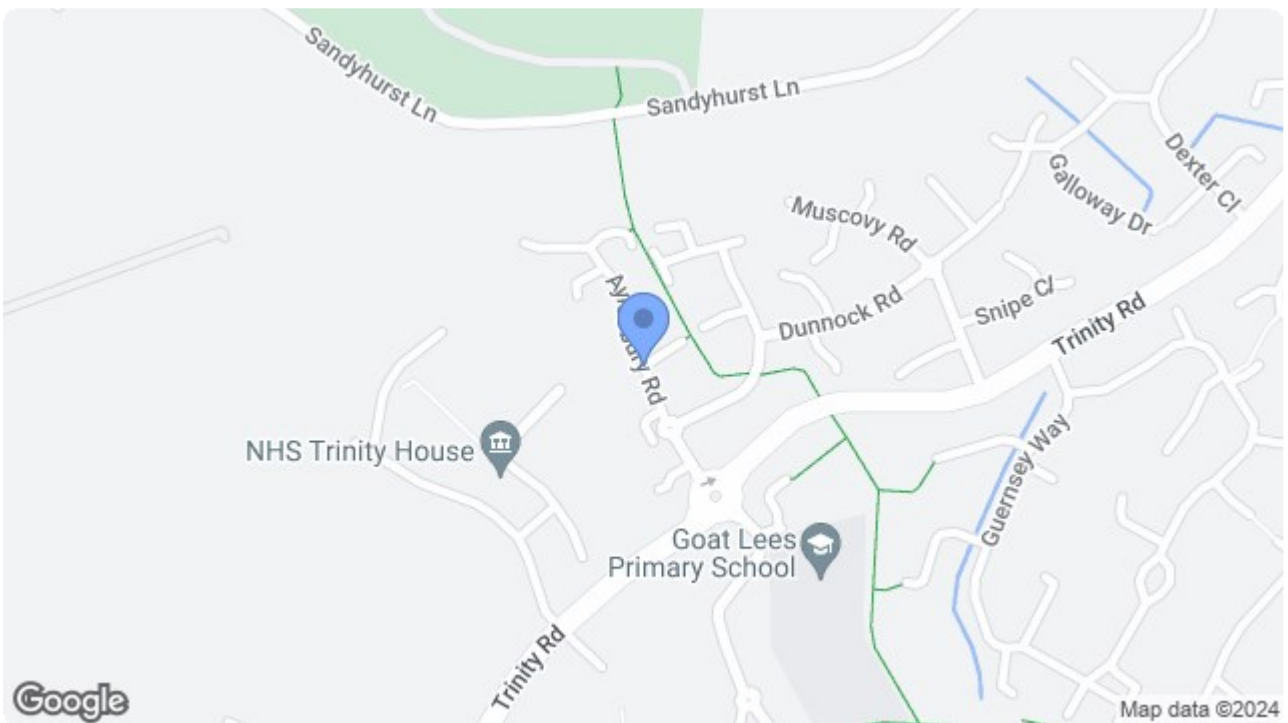


18 Aylesbury Road, Ashford, Kent TN25 4QH

£1,250

A beautifully presented two bedroom semi detached house with off road parking, garage and front and rear gardens. The property comprises entrance hall with ground floor WC and cloaks cupboard as well as doors to the kitchen and lounge diner. The kitchen has work surfaces to two walls with space for washing machine and fridge freezer as well as integrated oven and hob with extractor. The lounge diner overlooks a rear decked area with garden laid to lawn and personal door to the garage. On the first floor there are two bedrooms and a bathroom with over bath shower. The property has been presented in excellent order and viewing is well recommended.

18 Aylesbury Road, Ashford, Kent TN25 4QH



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (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 | | | |
| (81-91) 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 | |

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444 www.martinsstates.co.uk email: sales@martinsstates.co.uk



Martins Estates Property Management Ltd
 Registered in England and Wales No. 10031401
 Registered office: 69 High Street, Ashford, Kent, TN24 8SF
 Martins Wilkins T/A Martins Estates Sales and Lettings