

MARTINS ESTATES

SALES AND LETTINGS

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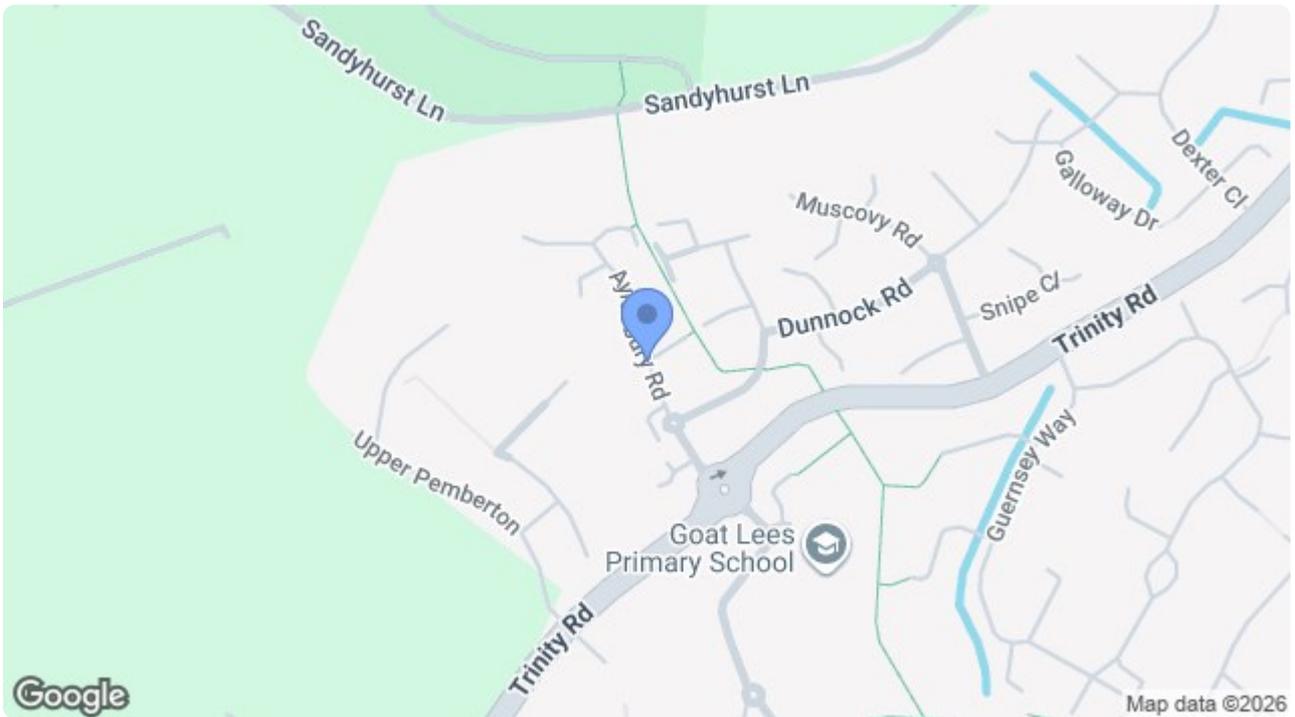


18 Aylesbury Road, Ashford, Kent TN25 4QH

£1,200

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(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			87
(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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