

# MARTINS ESTATES

SALES AND LETTINGS

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

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**102 Rylands Road, Ashford, Kent TN24 9LR**

**Offers Invited £260,000**

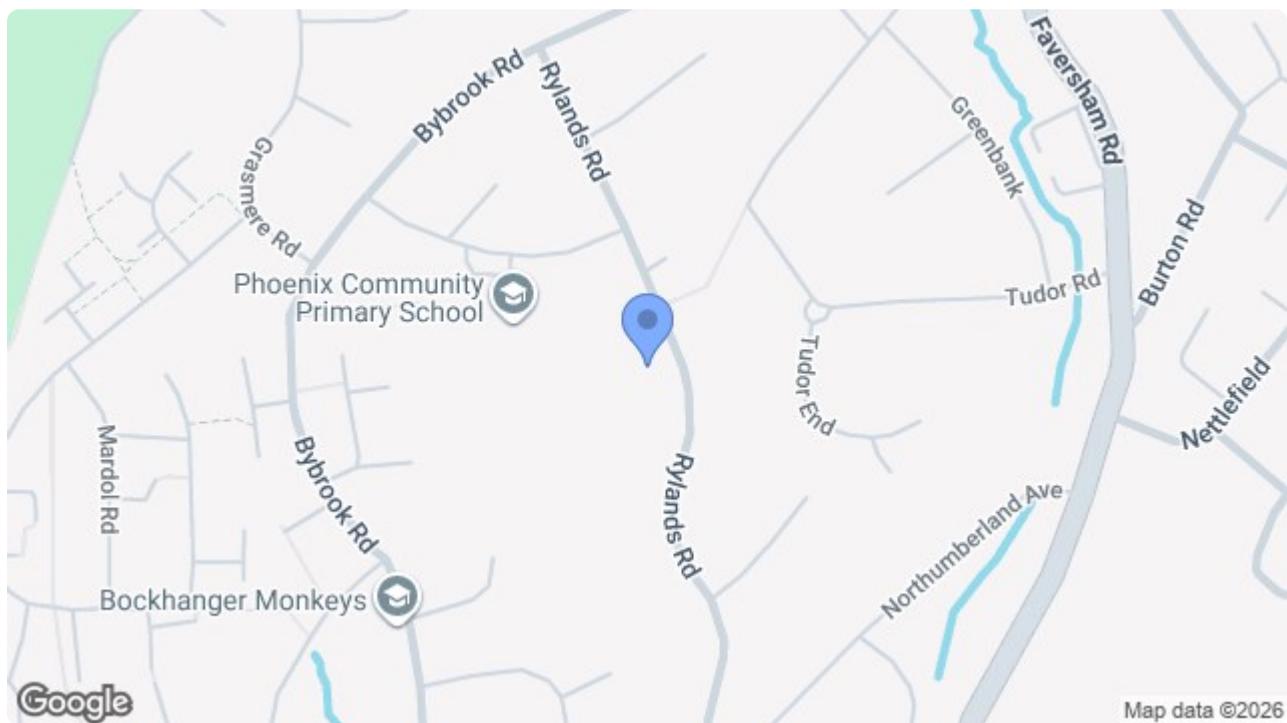
Welcome to Rylands Road, Kennington, Ashford - a charming property that has just hit the market for the first time in half a century! This delightful house boasts one open plan reception room, three cosy bedrooms, and a well-maintained bathroom.

Situated overlooking the park, this home offers a serene and picturesque view that is sure to captivate your heart. The established front and rear gardens provide the perfect setting for outdoor relaxation or entertaining guests on sunny afternoons.

What makes this property truly special is the excellent opportunity it presents to add value. Whether you are looking to renovate and modernise or simply put your own personal touch, the potential is endless.

With no onward chain, the process of making this house your home is made even smoother. Don't miss out on the chance to own a home in this sought-after location. Contact us today to arrange a viewing and start envisioning the possibilities that this property holds for you.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	88	
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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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