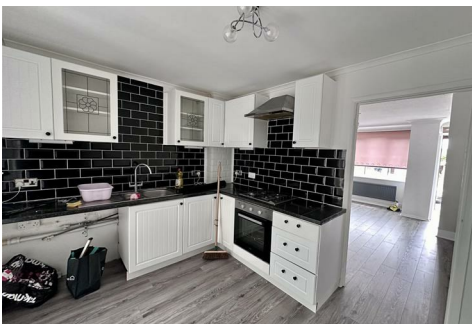


# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



**44 Hawks Way, Ashford, TN23 5UW**

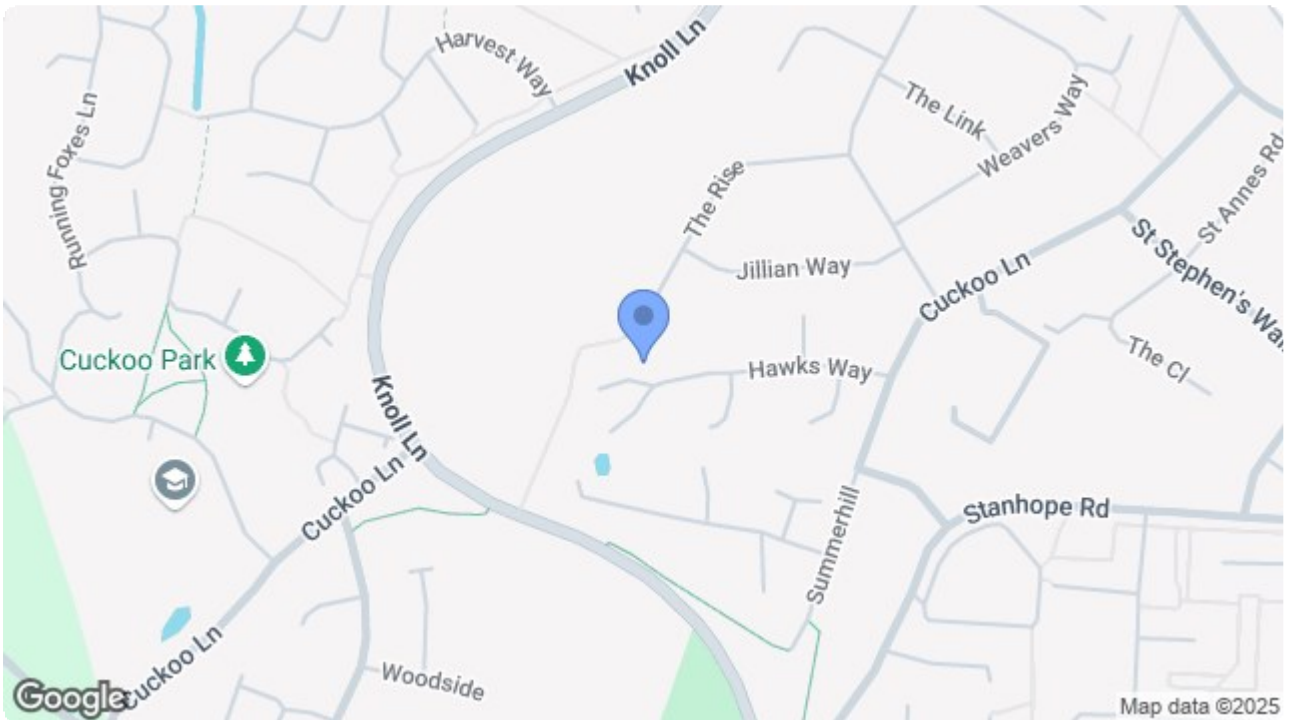
**£1,100**

Welcome to Hawks Way, Ashford - a charming mid-terrace house that is sure to capture your heart! This delightful property boasts a cosy reception room, perfect for relaxing after a long day. With two lovely bedrooms, there's plenty of space for a small family or guests. The bathroom is modern and convenient, adding a touch of luxury to your daily routine.

Built in 1980, this house has been lovingly redecorated throughout, giving it a fresh and inviting feel. The conservatory is a wonderful addition, providing a sunny spot to enjoy your morning coffee or unwind with a good book. Situated in an elevated position, its light and airy.

With 657 sq ft of space, this property offers a comfortable and homely atmosphere. This house is available now and ready to welcome its new owners. Don't miss out on the opportunity to make this house your home - book a viewing today and start envisioning your future in this lovely abode on Hawks Way!

**44 Hawks Way, Ashford, TN23 5UW**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</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>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</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>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
		EU Directive 2002/91/EC	

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