



# MARTINS ESTATES

SALES AND LETTINGS

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

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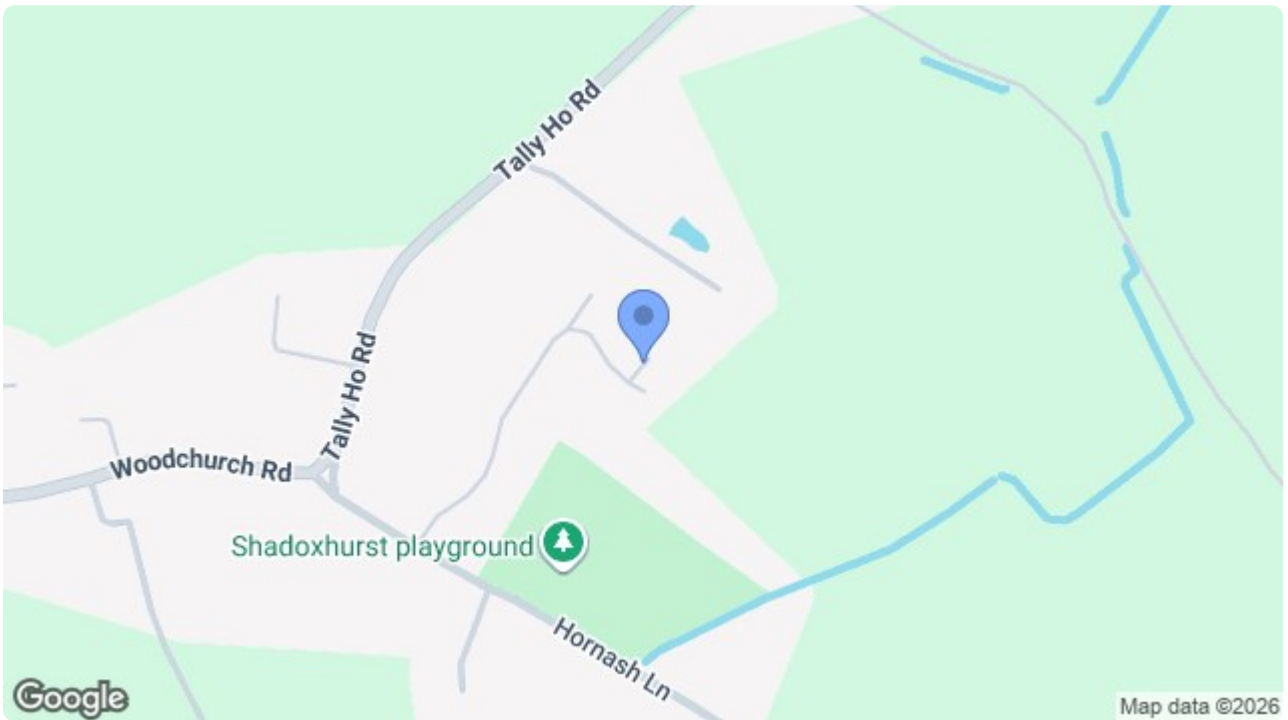


**52 Molloy Road, Ashford, Kent TN26 1HS**

**£1,650 Per Month**

A well presented four bedroom detached house on the outskirts of Ashford presented in excellent condition. The accommodation comprises entrance hallway with lounge, separate dining room, kitchen breakfast room and ground floor cloakroom and study. On the first floor there are four bedrooms and a family bathroom. The master bedroom benefits from an en suite shower room. There are front and rear gardens and a integral garage. NO PETS, NO SMOKERS.

**52 Molloy Road, Ashford, Kent TN26 1HS**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</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 energy efficient - higher running costs</i>			
		51	66
<b>England &amp; Wales</b>		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>			
		66	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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