

# MARTINS ESTATES

SALES AND LETTINGS

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

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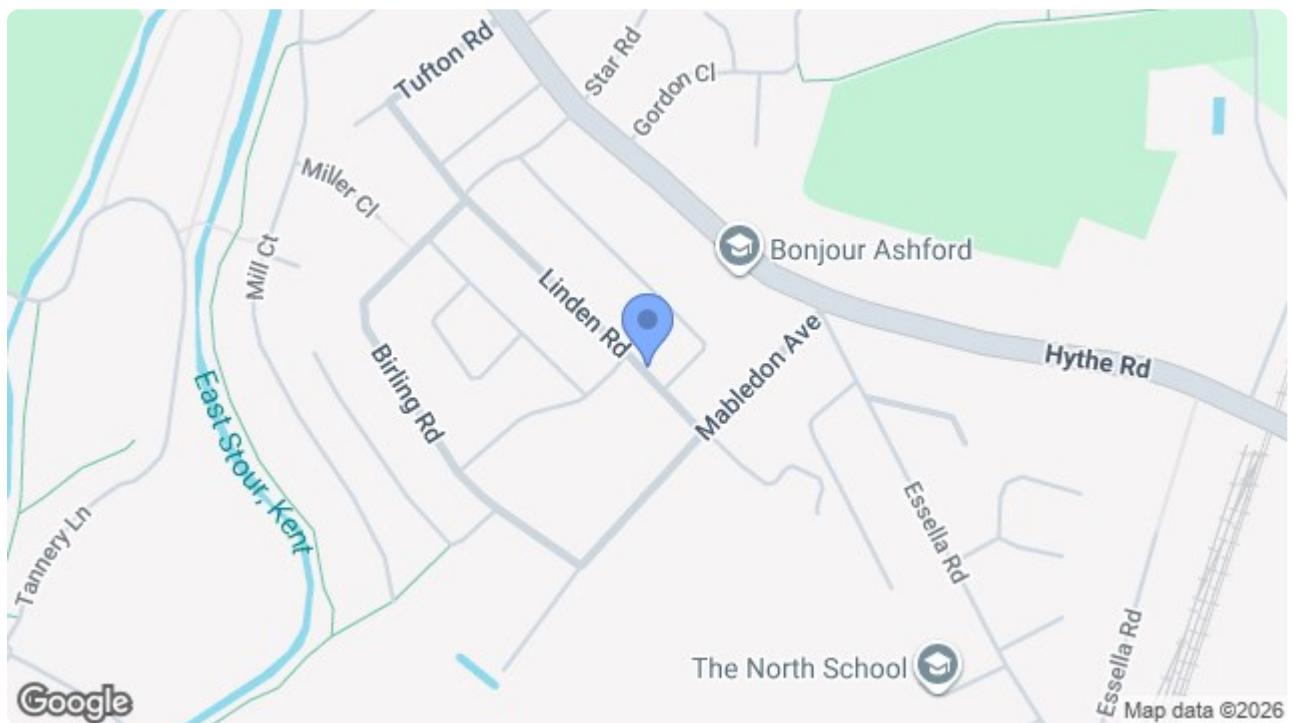
**78 Linden Road, Ashford, Kent TN24 8BP**

**£850 Per Month**

A beautifully presented two bedroom semi detached house with ground floor bathroom, separate reception rooms and two double bedrooms. There are front and rear gardens and off road parking to the rear. The accommodation comprises entrance hall with doors to the lounge and separate door to the dining room. The kitchen has a door to the rear garden and a door to the ground floor bathroom with WC, basin and bath with shower. On the first floor there are two bedrooms.

The property has new carpet and has been repainted throughout. Viewing is available immediately.

**78 Linden Road, Ashford, Kent TN24 8BP**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(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	67	68
(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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PROTECTED

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