



# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



**298 Beaver Road, Ashford, Kent TN23 7SP**

**£995 Per Month**

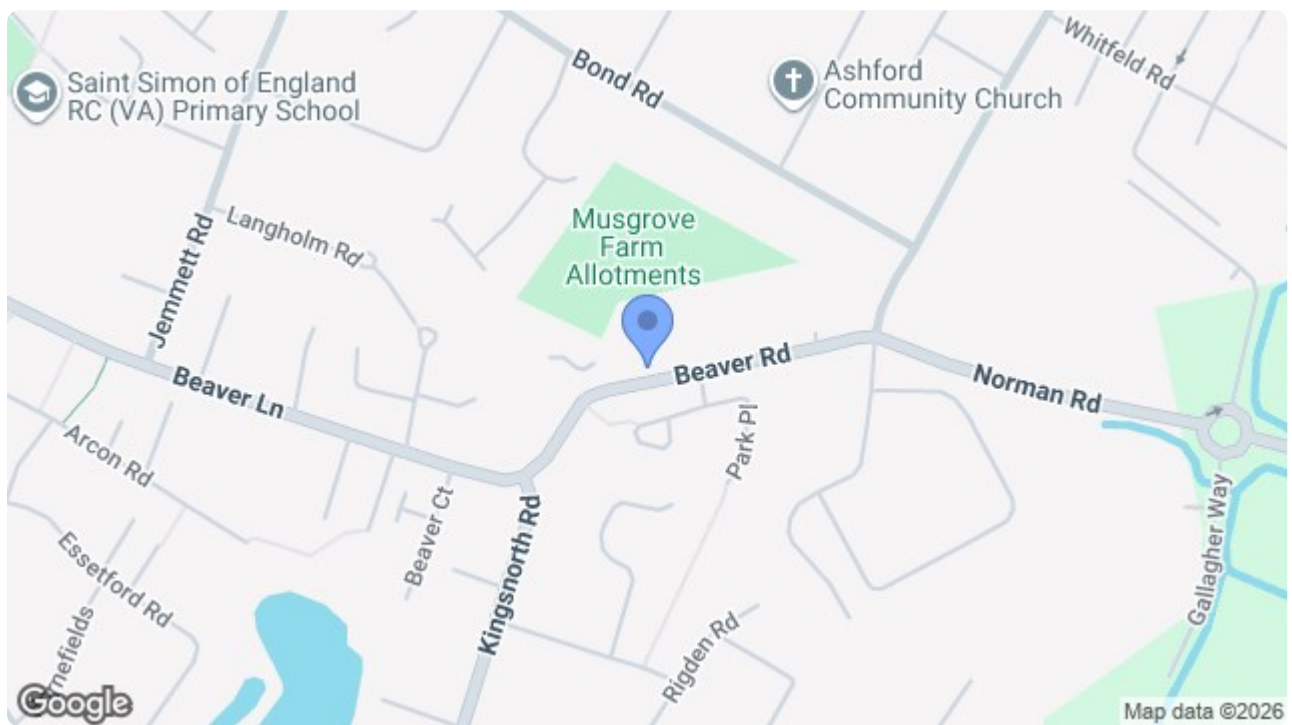
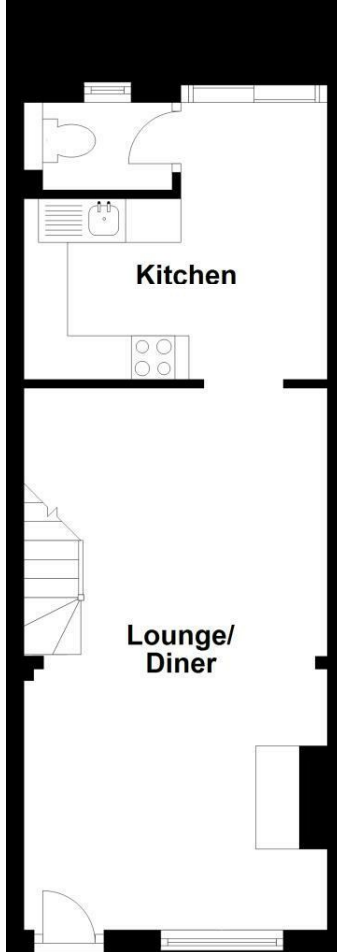
With a short walk to the Ashford International train station and a few doors down from the independent bakery and other convenience stores and local pub. \*Available for immediate occupation\*


Room sizes:


- Entrance
- Lounge/Diner: 20'4 x 11'5 (6.20m x 3.48m)
- Kitchen: 11'8 (3.56m) x 10'5 (3.18m) narrowing to 6'10 (2.08m)
- Toilet
- Landing
- Bedroom 1: 11'6 (3.51m) narrowing to 10'6 (3.20m) x 9'11 (3.02m)
- Bedroom 2: 10'0 (3.05m) x 6'2 (1.88m) narrowing to 5'2 (1.58m)
- Bathroom
- Front & Rear Gardens
- Outbuilding

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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		53	60
England & Wales		EU Directive 2002/91/EC	

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