

**MARTINS
ESTATES**
SALES AND LETTINGS



**44 Bowens Field
Ashford, Kent TN23 4QW**

Asking Price £220,000

Two bedroom cluster house close to the International Passenger Station, ashford town centre and Victoria Park. The property has parking to the front with dropped kerb and block paved parking area. The accommodation comprises entrance door into hall with door to the lounge with box bay window and stairs to the first floor. There is also a door from the hall to the double aspect kitchen with work surfaces to two walls, single drainer sink unit and drawers and cupboards under. There are some eye level wall cupboards as well as space for fridge, washing machine and cooker. On the first floor there are two bedrooms and a shower room with shower cubicle and wc as well as wash hand basin. The master bedroom has double fitted wardrobe and airing cupboard.



Hall

Kitchen

12'4" x 5'10" (3.75m x 1.77m)
Window to rear, window to side, door to:

Lounge

12'4" x 14'0" (3.75m x 4.27m)
Box window to rear, stairs, door.

Landing

Door to:

Bedroom 1

12'4" x 10'8" (3.75m x 3.24m)
Window to rear, double door, door to:

Double Wardrobe

Airing Cupboard

Bedroom 2

6'2" x 9'2" (1.87m x 2.80m)
Window to rear.

Shower Room

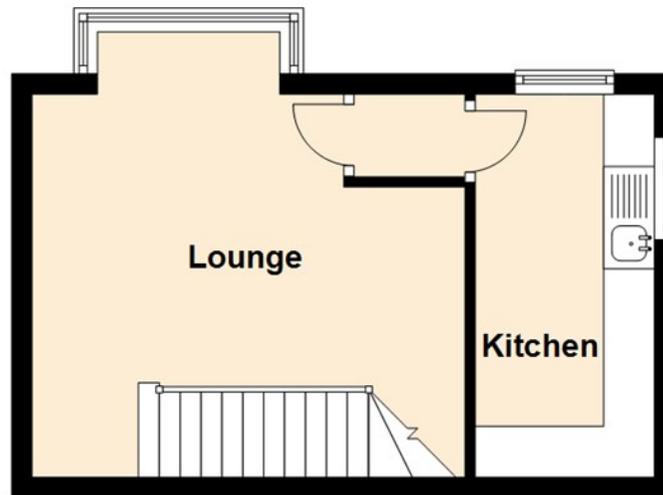
Window to side.





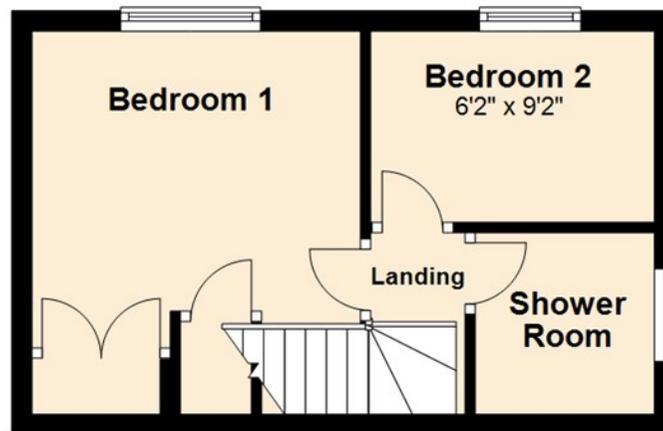
Ground Floor

Approx. 253.5 sq. feet



First Floor

Approx. 246.2 sq. feet



Total area: approx. 499.8 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444

www.martinsstates.co.uk

email: sales@martinsstates.co.uk