

# MARTINS ESTATES

SALES AND LETTINGS

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

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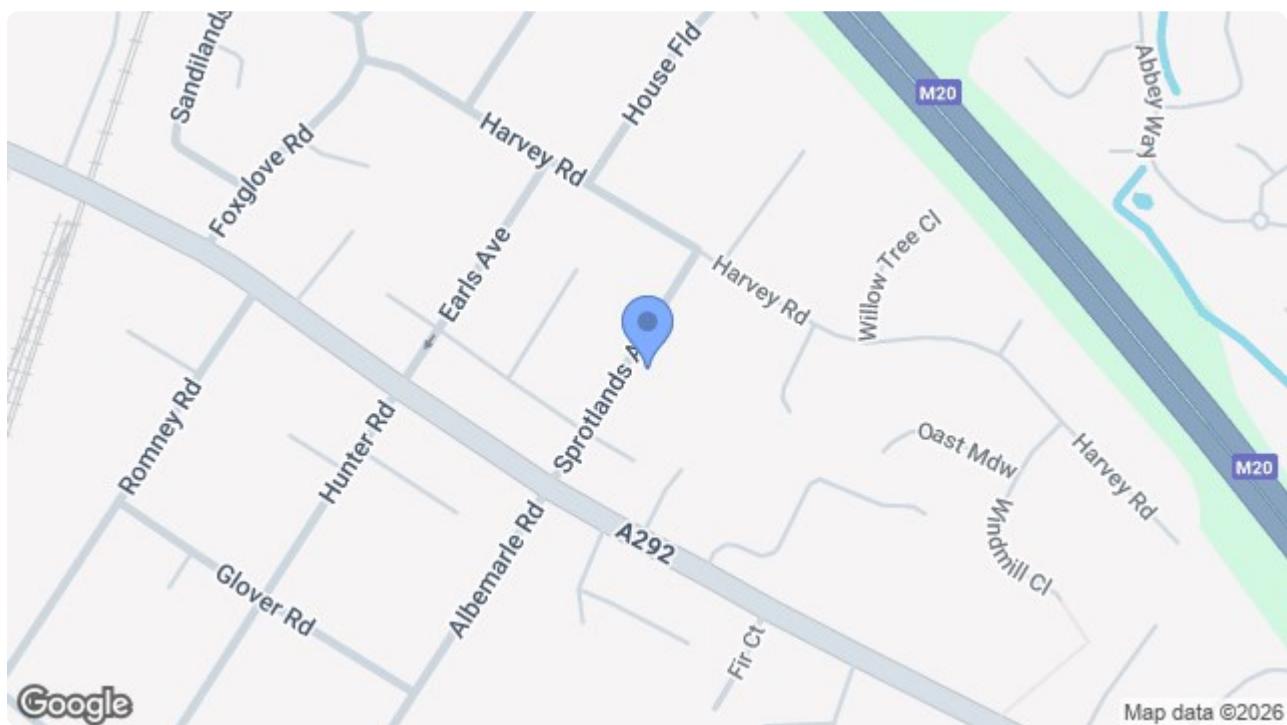


**14 Sprotlands Avenue, Ashford, Kent TN24 0AQ**

**£1,495 Per Month**

A beautifully presented three-bedroom semi-detached house in Sprotlands Avenue. This is a rare opportunity to let this wonderful property that has been repainted throughout, alongside installing a new kitchen. The accommodation comprises an entrance hall with doors to the lounge and dining room and the newly fitted kitchen. On the first floor, there are three bedrooms and a family bathroom. There are lovely front and rear gardens, and the property is available on the 18th September

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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	66	
(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		
(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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