



MARTINS ESTATES

SALES AND LETTINGS

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

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19 Vincent Place, Ashford, Kent TN24 9QZ

£489,995

A well-presented four-bedroom detached house situated on the popular Little Burton development. The property comprises of entrance hallway, two reception rooms, a modern fitted kitchen/breakfast room, a downstairs cloakroom, integral garage, three double bedrooms and one good size single bedroom, master bedroom en-suite, 2nd and 3rd bedroom, have a Jack and Jill bathroom suite.

19 Vincent Place, Ashford, Kent TN24 9QZ

Entrance Hall

Lounge

16'1" x 10'0" (4.91 x 3.07)

Dining Room

10'8" x 10'8" (3.27 x 3.27)

Kitchen Breakfast room

10'8" x 14'0" (3.27 x 4.27)

Ground floor WC

Landing

Master Bedroom

12'9" x 13'5" (3.90 x 4.09)

En Suite Shower Room

Bedroom

9'7" x 10'4" (2.93 x 3.15)

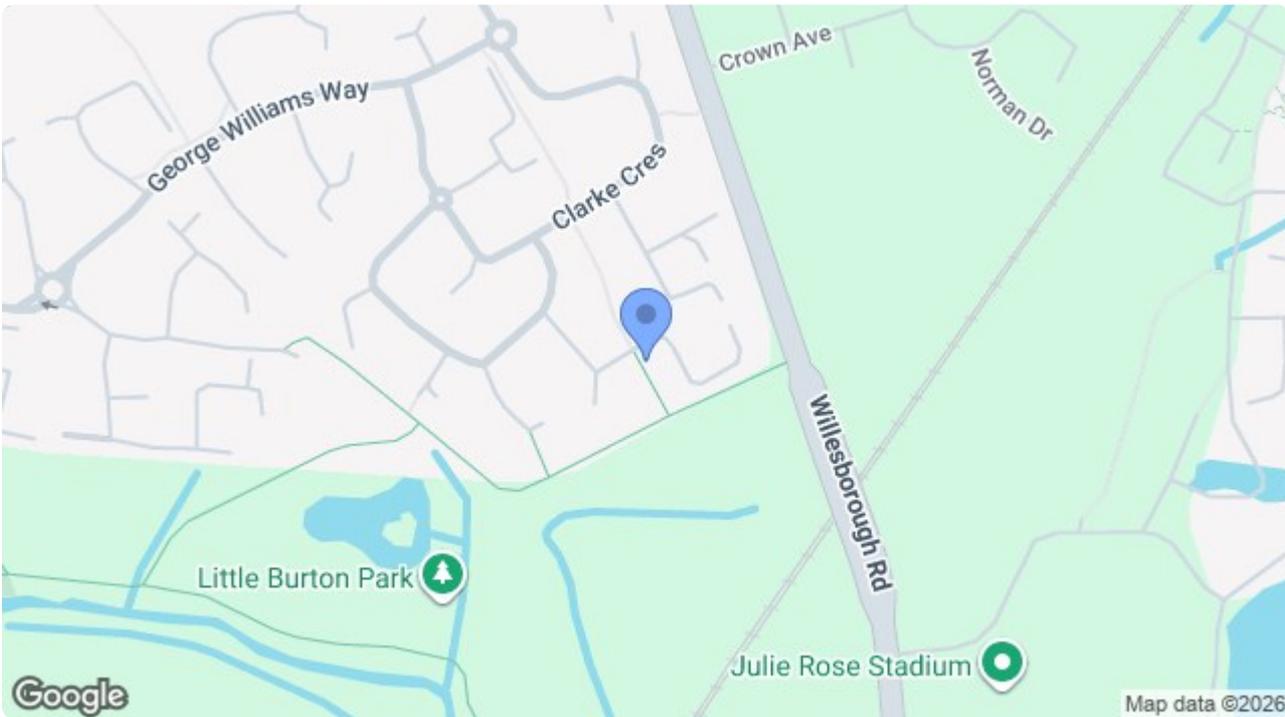
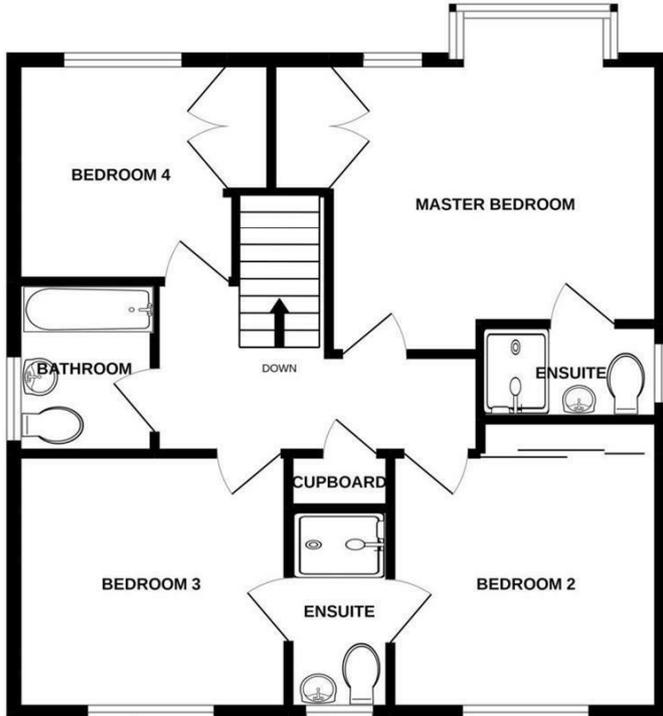
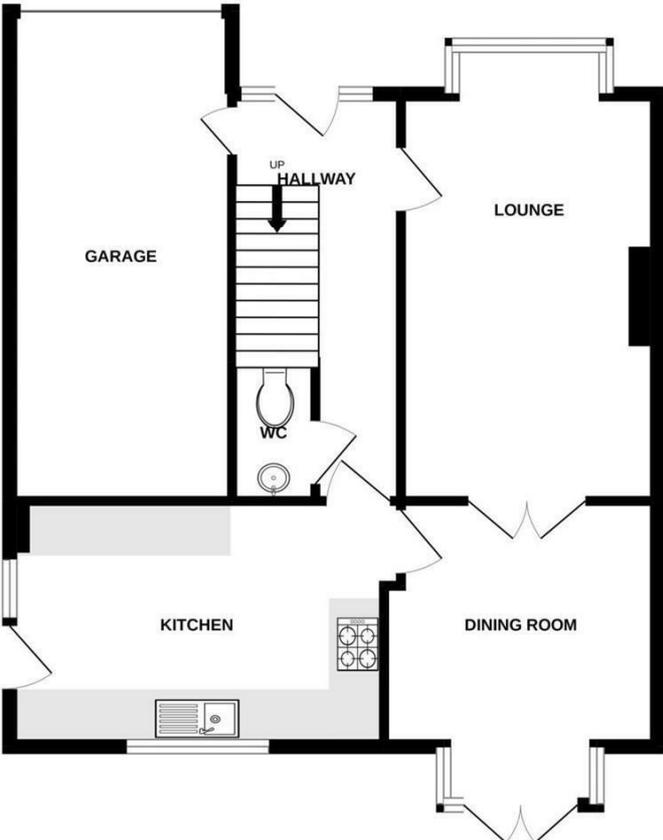
Bedroom

10'8" x 10'7" (3.27 x 3.23)

Bedroom

10'4" x 8'10" (3.17 x 2.70)

Family Bathroom



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			
		67	82
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	

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