



MARTINS ESTATES

SALES AND LETTINGS

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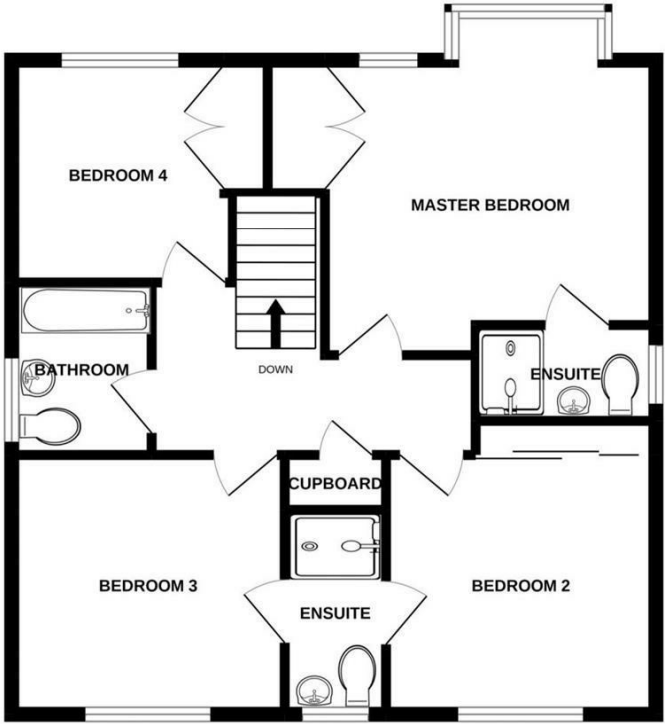
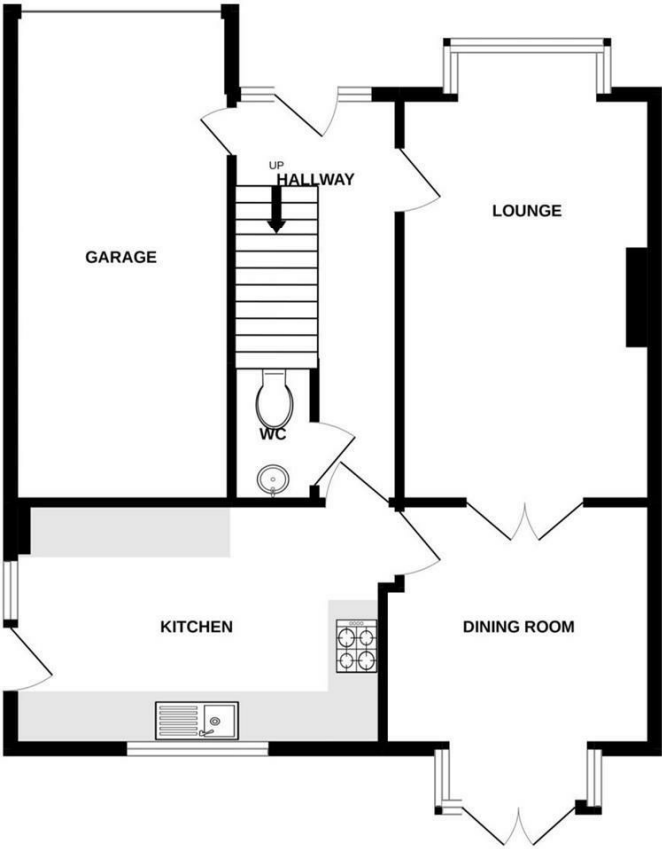


8 Alec Pemble Close, Ashford, Kent TN24 9PF

Asking Price £500,000

A well-presented four-bedroom detached executive family home situated on the popular Little Burton Development in Kennington. The property comprises an entrance hallway, a sitting room with a separate dining room, a fully fitted kitchen and a downstairs cloakroom. On the first floor, the master bedroom has its en-suite shower room; there are two further double bedrooms which share an en-suite, a single bedroom and a family bathroom. Externally the property offers front and rear gardens, a driveway and an integral garage. The property has no onward chain and viewings are being booked from the 24th November.

8 Alec Pemble Close, Ashford, Kent TN24 9PF



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 69 | |
| (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 | | 71 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 65 | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |