

**MARTINS
ESTATES**

SALES AND LETTINGS

13 Chichester Close
Ashford, TN23 4QB

Offers In The Region Of £349,995

Situated in this very popular area close to Ashford International Passenger Station and the Town Centre, properties in this area rarely become available. This is a three-bedroom semi-detached house with a detached garage. The accommodation comprises an entrance hall with doors to the lounge, kitchen, and stairs to the first-floor landing. The lounge opens into the dining area, which has a door into the kitchen. The kitchen has work surfaces to two walls with an inset single drainer sink and four ring gas hob with oven under. The kitchen has a door to the rear patio opening onto the garden, which has been well maintained and is presented in excellent order. A side gate leads onto the drive with access to the road and off-road parking. The dining area also has a door opening onto the patio area. On the first floor are three bedrooms, a wet room with WC and a separate toilet. Bedrooms one and two have double-fitted wardrobes, and the landing enjoys a side window providing a light and airy aspect to the landing area. A well-established front garden has a small brick wall fronting the property.



Hall
Window to front, stairs,
door to Storage
cupboard.

**Under stair storage
cupboard**
Storage cupboard.

Lounge
12'0" x 12'6" (3.66m x
3.80m)
Window to front, door to:

Dining Room
8'8" x 10'5" (2.64m x
3.17m)
Window to rear, open
plan, door to:

Kitchen
8'8" x 7'11" (2.64m x
2.42m)

Two windows to rear,
door to Storage
cupboard, door to:

Landing
Window to side, door to:

Airing Cupboard
Storage cupboard.

Wet Room
Window to rear, open
plan, door to:

WC
Window to rear, door to:

Bedroom 1
9'9" x 12'2" (2.96m x
3.71m)
Window to front, sliding
door, door to:

**Double fitted
wardrobe**
Storage cupboard.

Bedroom 2
8'8" x 6'7" (2.64m x
2.00m)
Window to rear, sliding
door to Storage
cupboard, door to:

**Double fitted
wardrobe**
Storage cupboard.

Bedroom 3
6'9" x 6'2" (2.05m x
1.88m)
Window to front, door.

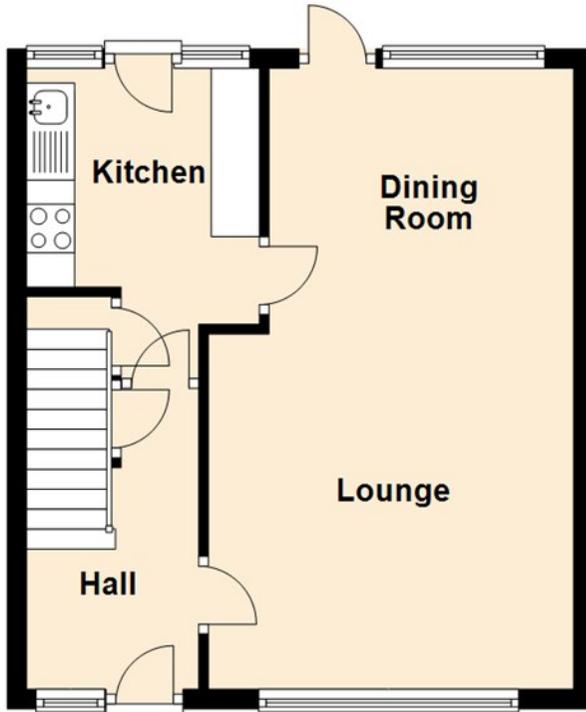






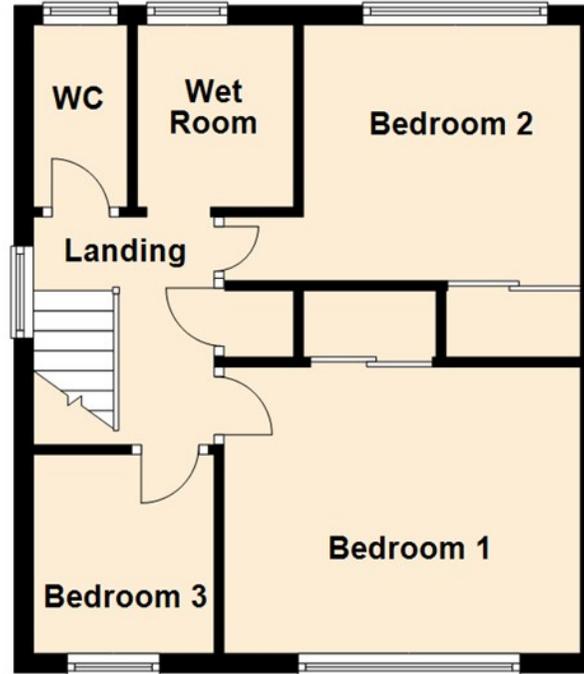
Ground Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Total area: approx. 73.3 sq. metres (789.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(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			

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