



**MARTINS
ESTATES**

SALES AND LETTINGS



**14 Kither Road
Ashford, TN23 4NW**

Asking Price £325,000

Nestled on the charming Kither Road in Ashford, this beautifully refurbished house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts a spacious two reception rooms, providing a welcoming area for relaxation and entertaining guests.

The property has been meticulously updated throughout, featuring fresh plastering, a brand-new kitchen, and stylish shower rooms. Every corner has been thoughtfully redecorated and recarpeted, ensuring a contemporary and inviting atmosphere.

With a ground floor shower room and an ensuite to the master as well as newly fitted kitchen this house provides a turn key home of exceptional quality.

Outside, you will find off-road parking that accommodates two to three vehicles, a valuable asset in today's busy world. The newly laid patios and lawns create a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings with family and friends.

This house on Kither Road is not just a home; it is a sanctuary that combines modern amenities with a warm, inviting feel. With its prime location and extensive renovations, it presents an excellent opportunity for anyone looking to settle in Ashford. Don't miss the chance to make this stunning property your own.



Sitting Room

12'7" x 12'4" (3.85m x 3.78m)

Kitchen

11'2" x 7'9" (3.41 x 2.38)

Dining Room

11'2" x 10'9" (3.41 x 3.28)

Bedroom 2

12'7" x 9'2" (3.86 x 2.80)

Master Bedroom

13'6" x 12'7" (4.13 x 3.85)

Bedroom 3

11'3" x 7'6" (3.43 x 2.29)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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		

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