



MARTINS ESTATES

SALES AND LETTINGS

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25 Broadmead, Kent, TN23 5LJ

Guide Price £260,000

Offers in the region of £260,000

Nestled in the charming area of Ashford, Kent, this delightful semi-detached house at 25 Broadmead presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, providing ample space for relaxation. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the off-road parking, accommodating two vehicles, which is a valuable asset in this sought-after location. The absence of an onward chain simplifies the buying process, allowing a smoother transition into your new abode.

This property is not only a wonderful starter home but also offers the potential for personalisation and growth. With its convenient location, you will find yourself within easy reach of local amenities, schools, and transport links, making it an ideal choice for those looking to establish themselves in a vibrant community.

In summary, 25 Broadmead is a charming semi-detached house that combines comfort, convenience, and potential, making it a fantastic first-time buy in the heart of Ashford. Don't miss the chance to make this lovely property your new home.

25 Broadmead, Kent, TN23 5LJ

Hall

Lounge Dining Room

15'1" x 11'9" (4.6 x 3.6)

Kitchen

10'5" x 5'10" (3.2 x 1.8)

Landing

Bedroom 1

11'9" x 8'6" (3.6 x 2.6)

Bedroom 2

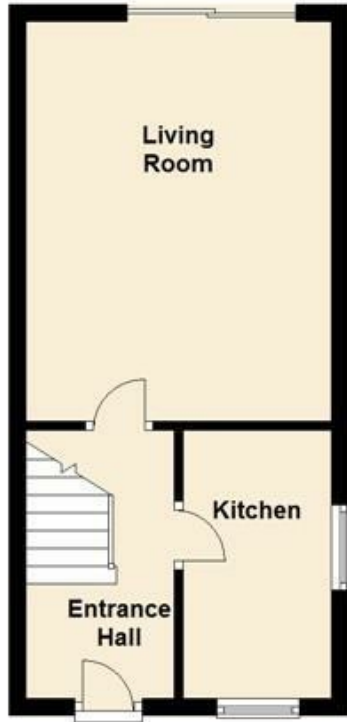
11'5" x 8'2" (3.5 x 2.5)

Bathroom

6'2" x 5'6" (1.9 x 1.7)

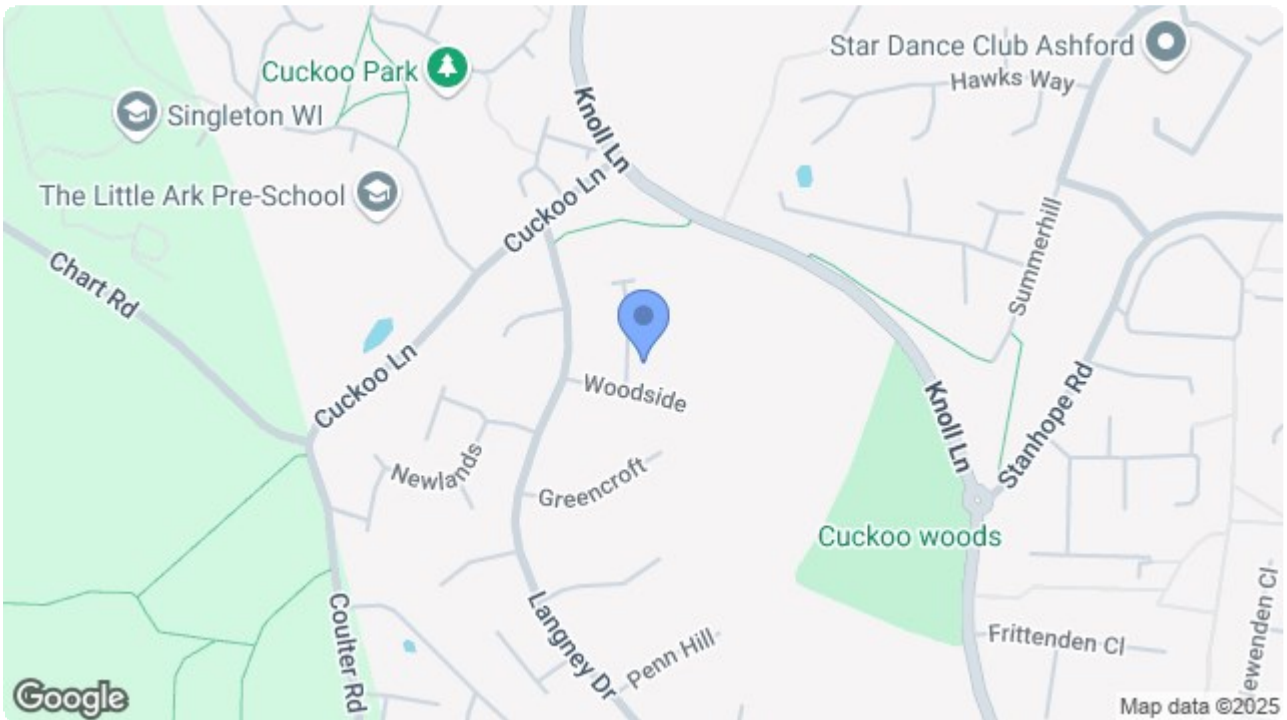
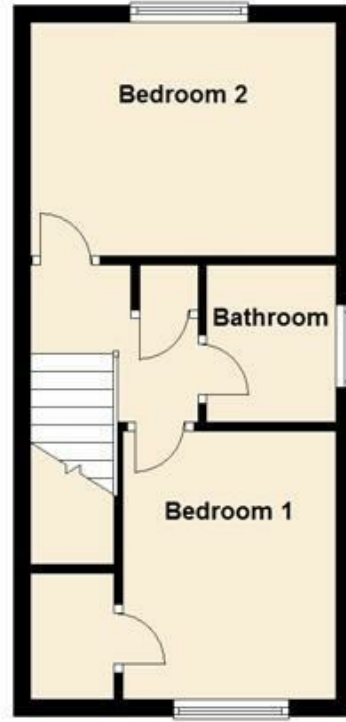
Ground Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.7 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-101) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (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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