



**MARTINS**  
**ESTATES**  
SALES AND LETTINGS

69 High Street  
Ashford  
Kent  
TN24 8SF

**Tel:** 01233 610 444



**122 Christchurch Road, Kent, TN23 7UZ**

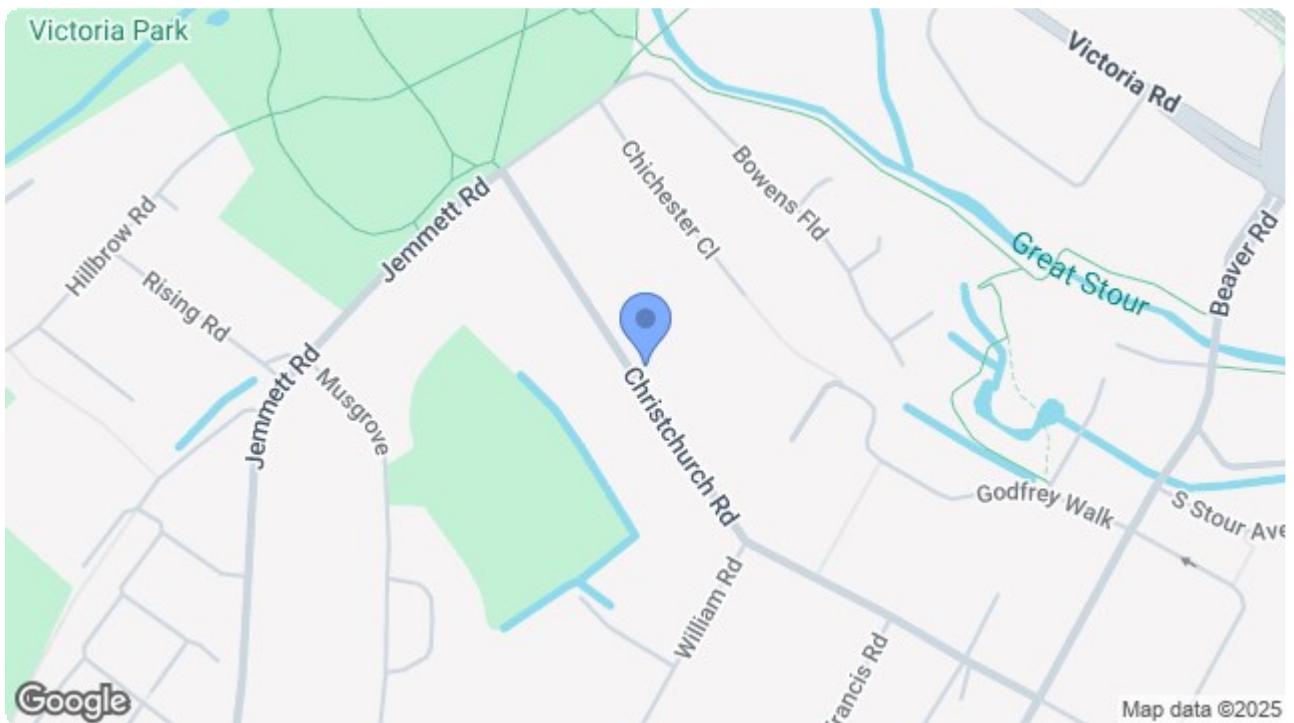
**£1,350 PCM**

A three-bedroom end-of-terrace house situated within walking distance of Ashford International Train Station!

The property comprises an entrance hallway, lounge, dining area, kitchen with appliances, and ground-floor bathroom. On the first floor, there are two double bedrooms, one single bedroom, and an additional bathroom. The property also benefits from gas central heating, double glazing throughout, and a large rear garden.

**NO PETS, NO SMOKERS.**

**122 Christchurch Road, Kent, TN23 7UZ**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444 [www.martinesestates.co.uk](http://www.martinesestates.co.uk) email: [sales@martinesestates.co.uk](mailto:sales@martinesestates.co.uk)



Martine Estates Property Management Ltd  
Registered in England and Wales No. 10031401  
Registered office: 69 High Street, Ashford, Kent, TN24 8SF  
Martins Wilkins T/A Martins Estates Sales and Lettings