



# MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street  
Ashford  
Kent  
TN24 8SF

Tel: 01233610444



**16 Marmion Way, Ashford, TN23 5HY**

**£1,450 Per Month**

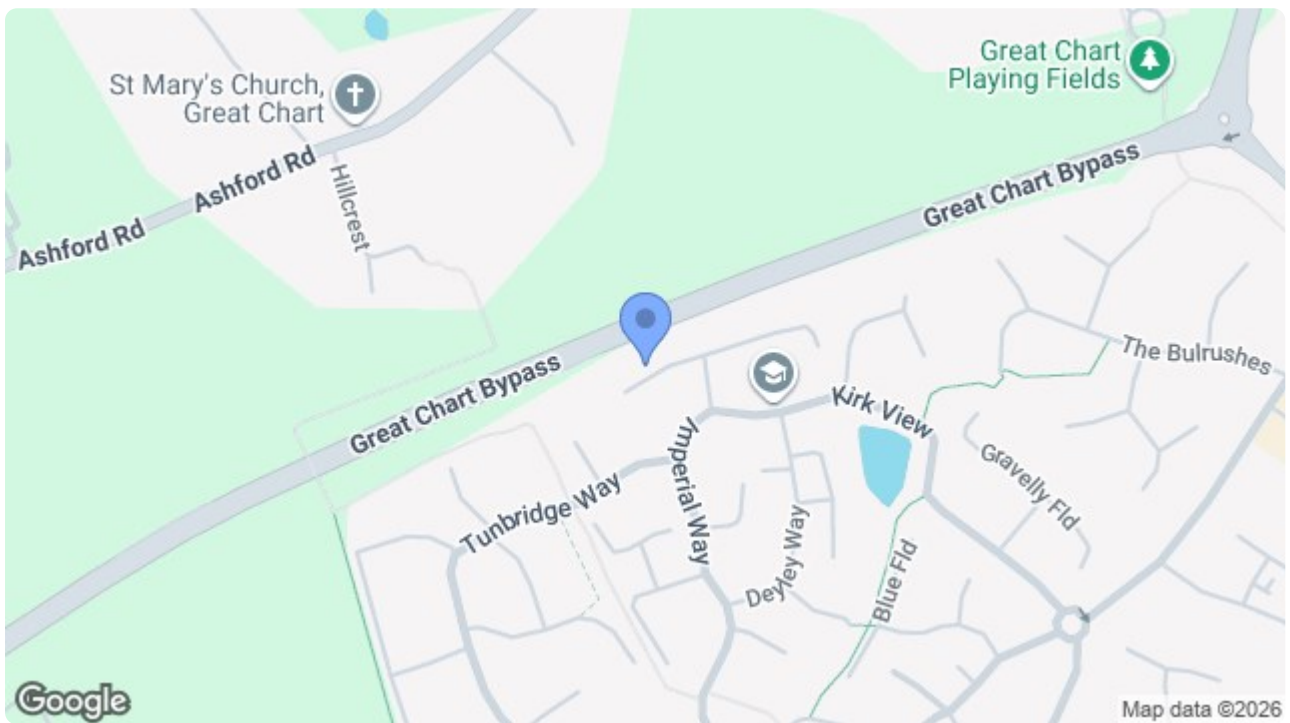
Nestled in the desirable area of Marmion Way, Ashford, this charming terraced house offers a perfect blend of modern living and comfort. Built in 2000, the property has been superbly presented and recently redecorated, ensuring a fresh and inviting atmosphere throughout. Spanning an impressive 872 square feet, this home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. The contemporary bathroom is designed with functionality in mind, catering to the needs of modern living.

In addition to its appealing interior, this home also benefits from a garage and covered parking, providing convenience and security for your vehicles. The thoughtful updates, including new carpeting, enhance the overall aesthetic and comfort of the space.

With its prime location in Ashford, residents will enjoy easy access to local amenities, schools, and transport links, making it an excellent choice for both first-time buyers and those looking to settle in a vibrant community. This terraced house is not just a property; it is a place to create lasting memories. Don't miss the opportunity to make this delightful home your own.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>76</b>	
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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