



MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
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21 Sackville Crescent, Ashford, Kent TN23 1LT

Offers In Excess Of £315,000

Nestled in the desirable Sackville Crescent, Ashford, this charming house presents an excellent opportunity for those seeking a comfortable family home. With no onward chain, you can move in without delay and start enjoying all that this property has to offer.

The house boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The inviting lounge is perfect for unwinding after a long day, while the separate dining room offers an ideal setting for family meals and gatherings. The kitchen, complete with a delightful breakfast room, is a wonderful space for casual dining and morning coffee.

This property features three spacious bedrooms, ensuring plenty of room for family or guests. The bathroom is conveniently located, catering to the needs of the household. Recently redecorated throughout and fitted with new carpets, the home exudes a fresh and modern feel, ready for you to make it your own.

Situated close to Ashford town centre, you will find a variety of shops, restaurants, and amenities just a short distance away. Additionally, the international passenger station is nearby, making this location perfect for commuters and those who enjoy travelling.

In summary, this delightful house on Sackville Crescent is a fantastic opportunity for anyone looking for a well-located, spacious home in Ashford. With its appealing features and convenient location, it is sure to attract interest. Don't miss your chance to view this lovely property.

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Dining Room

12'3" x 11'8" (3.74m x 3.56m)

Lounge

11'8" x 11'1" (3.58m x 3.40m)

Breakfast Room

9'0" x 6'7" (2.76m x 2.03m)

Kitchen

14'2" x 7'10" (4.32m x 2.40)

Bedroom 1

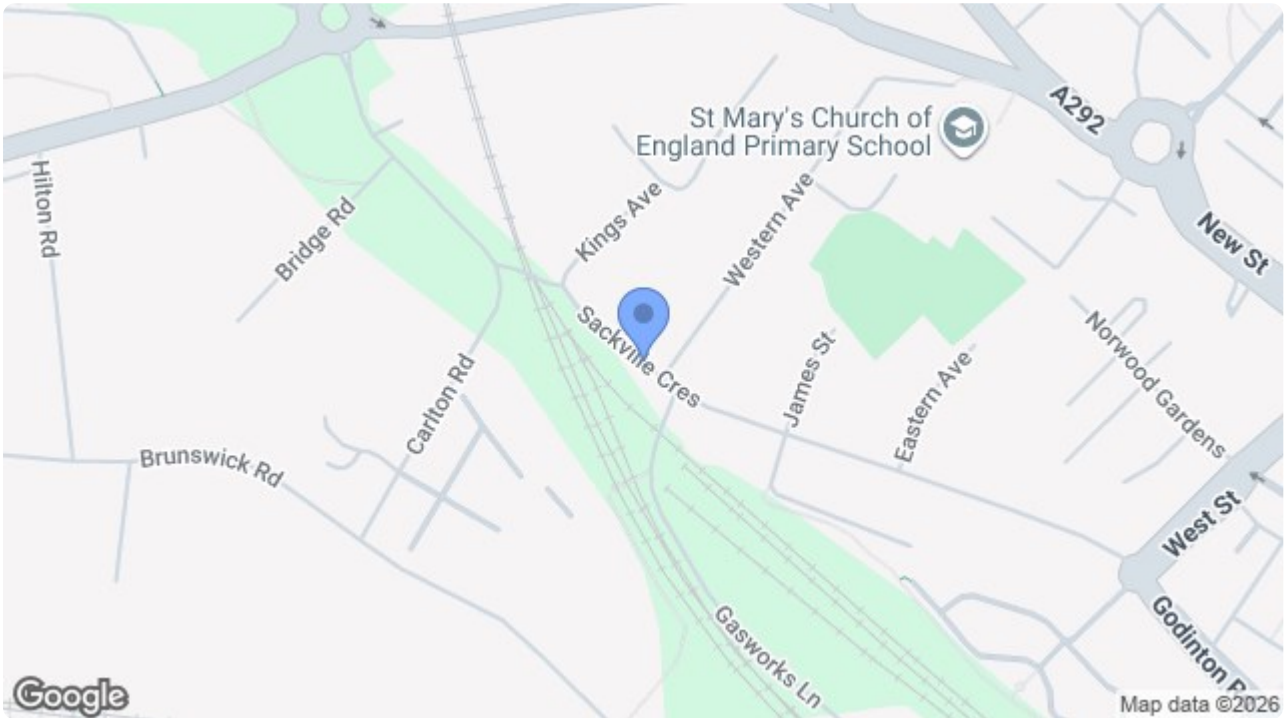
14'7" x 11'10" (4.45m x 3.61m)

Bedroom 2

11'9" x 9'3" (3.60m x 2.84m)

Bedroom 3

11'5" x 6'7" (3.50m x 2.03m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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