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SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
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Kent
TN24 8SF

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109 Wood Lane, Ashford, Kent TN23 3AQ

Asking Price £275,000

A beautifully presented two-bedroom mid-terrace home, ideally situated in a popular residential area. Recently refurbished throughout, this attractive property offers bright and modern living spaces, making it an ideal choice for first-time buyers, small families, or investors alike.

The accommodation comprises a welcoming lounge with direct access to the rear garden, a well-appointed kitchen, and a modern family bathroom. Both bedrooms are generously sized, with the master bedroom benefiting from built-in wardrobes.

The property has been newly carpeted and freshly decorated throughout, creating a clean and contemporary feel. Additional features include UPVC double-glazed windows and gas central heating for year-round comfort.

Outside, there is a private rear garden, perfect for relaxing or entertaining, along with off-road parking to the front of the property.

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Lounge/ Dining Room

14'11" x 9'7" (4.55m x 2.94m)

Kitchen

11'2" x 8'8" (3.42m x 2.66m)

Bedroom 1


15'0" x 9'3" (4.58m x 2.83m)

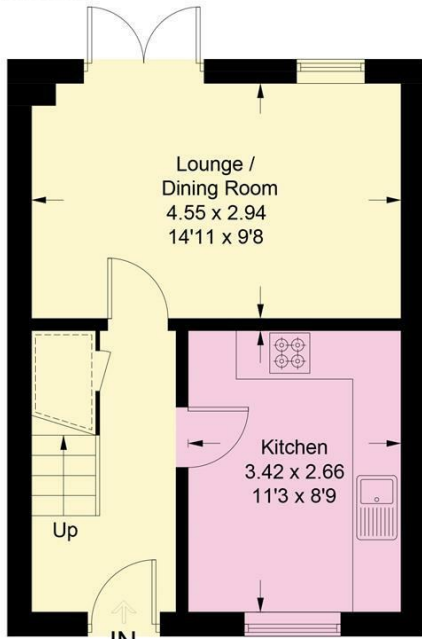
Bedroom 2

12'0" x 8'2" (3.66m x 2.51m)

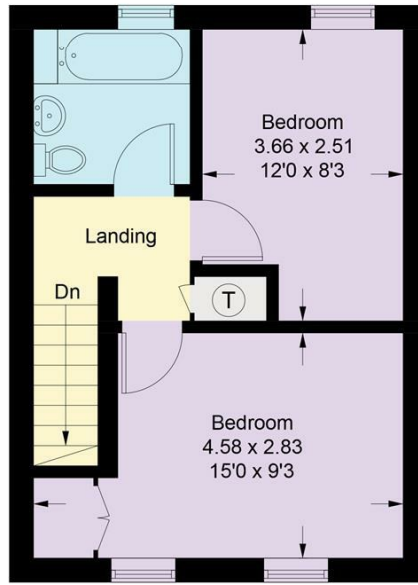
Wood Lane, Ashford, TN23

Approximate Gross Internal Area = 61.1 sq m / 658 sq ft

 = Reduced headroom below 1.5m / 5'0

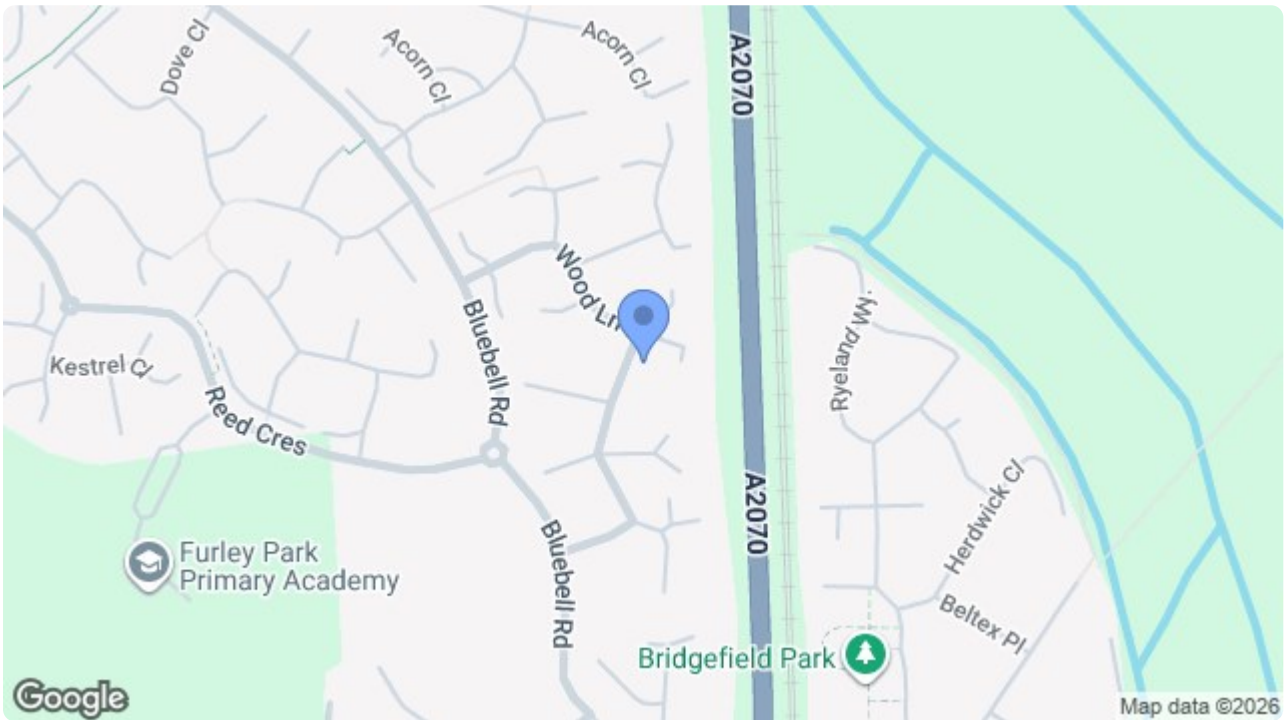



Ground Floor




First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255380)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(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			91
(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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