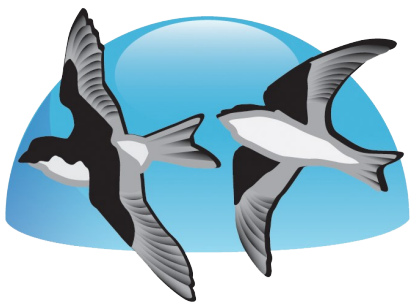




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SALES AND LETTINGS

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

Tel: 01233610444



109 Wood Lane, Ashford, Kent TN23 3AQ

Asking Price £275,000

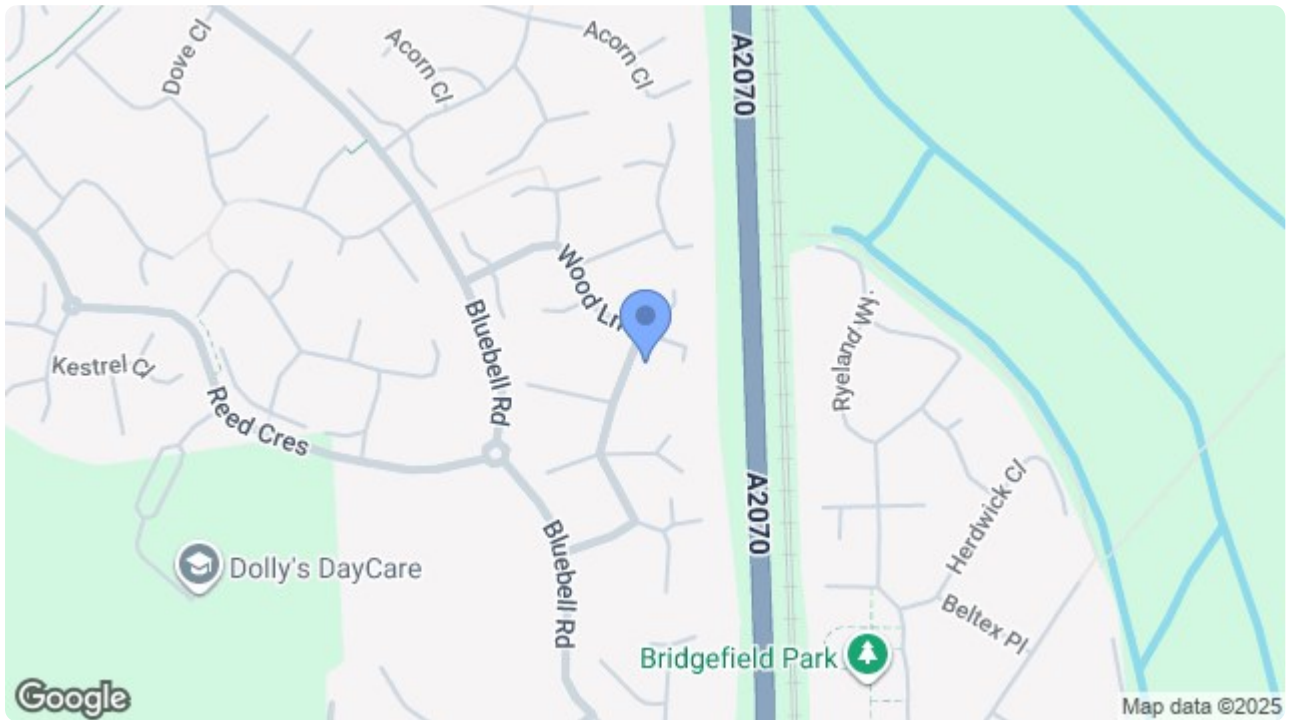
A beautifully presented two-bedroom mid-terrace home, ideally situated in a popular residential area. Recently refurbished throughout, this attractive property offers bright and modern living spaces, making it an ideal choice for first-time buyers, small families, or investors alike.

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.

109 Wood Lane, Ashford, Kent TN23 3AQ



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		71	
(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	70	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		
		

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