



**MARTINS  
ESTATES**

SALES AND LETTINGS



**34 Alec Pemble Close  
Ashford, Kent TN24 9PF**

**£1,250 Per Month**



Four bed, three bath detached house with garage on the popular area of Little Burton Farm. The property benefits from: Entrance hall, downstairs cloakroom, good size lounge with double doors to dining room, large kitchen/breakfast room with built in oven and hob. Main bedroom with built in wardrobes and en-suite shower room, second bedroom (double) with interlocking bathroom with third bedroom (double), fourth bedroom with built in wardrobe, family bathroom, GFCH, DG and garage with driveway for 2 cars. NO HOUSING BENEFIT, NO PETS & NO SMOKERS



















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div>83</div>
(81-91) B		
(69-80) C	<div>69</div>	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		<div>69</div>
(81-91) B		
(69-80) C		
(55-68) D	<div>62</div>	
(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		

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