

**MARTINS
ESTATES**

SALES AND LETTINGS



18 Rectory Way
Ashford, Kent TN24 9RE
Asking Price £250,000

18 Rectory Way, Ashford, Kent TN24 9RE

A beautifully presented two-bedroom terraced house in Kennington is available with no onward chain. The accommodation comprises an entrance hallway with stairs to the first floor and doors to the lounge dining room with a door and window opening onto the well-enclosed rear garden. The ground floor also has the kitchen with worksurfaces to three walls and space for cooker and washing machine as well as fridge freezer. The kitchen overlooks the front garden, which has been block paved.

Hallway

Window to front, stairs, door to:

Lounge/Dining Room

14'3" x 14'10" (4.35m x 4.51m)

Window to rear, door to:

Kitchen

7'11" x 8'0" (2.41m x 2.45m)

Window to front, door.

Landing

Bedroom 1

12'5" x 14'10" (3.78m x 4.51m)

Window to rear, door to:

Bedroom 2

9'9" x 8'6" (2.98m x 2.58m)

Window to front, door to:

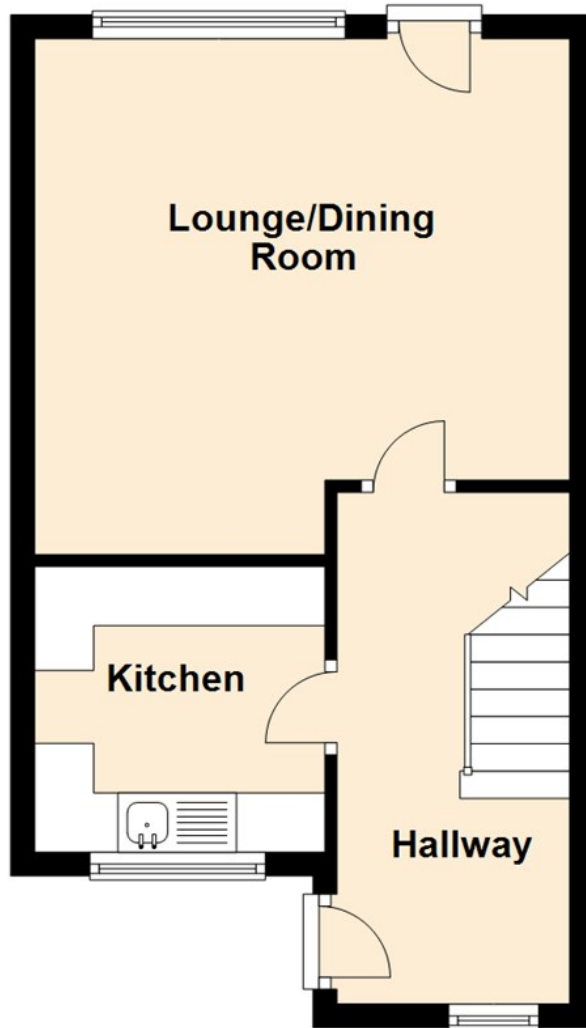
Bathroom

Window to front, door.



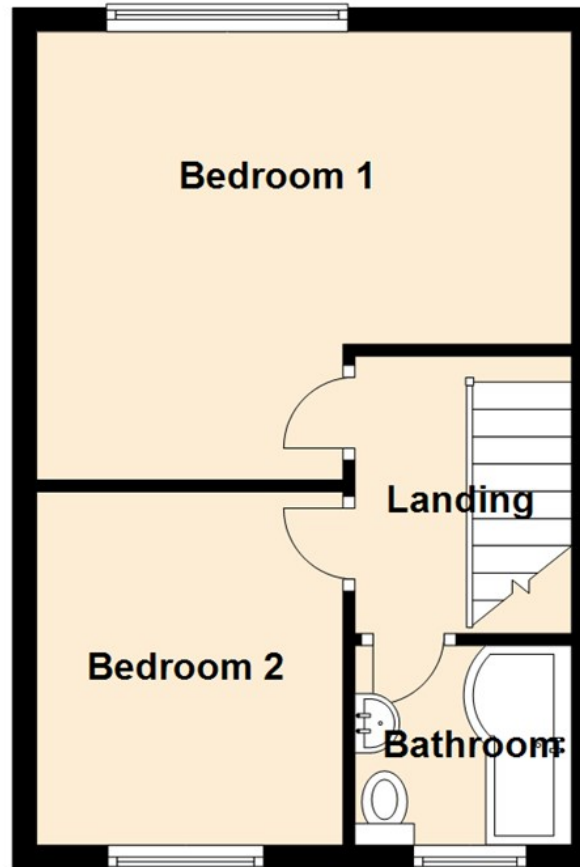
Ground Floor

Approx. 33.5 sq. metres (360.3 sq. feet)

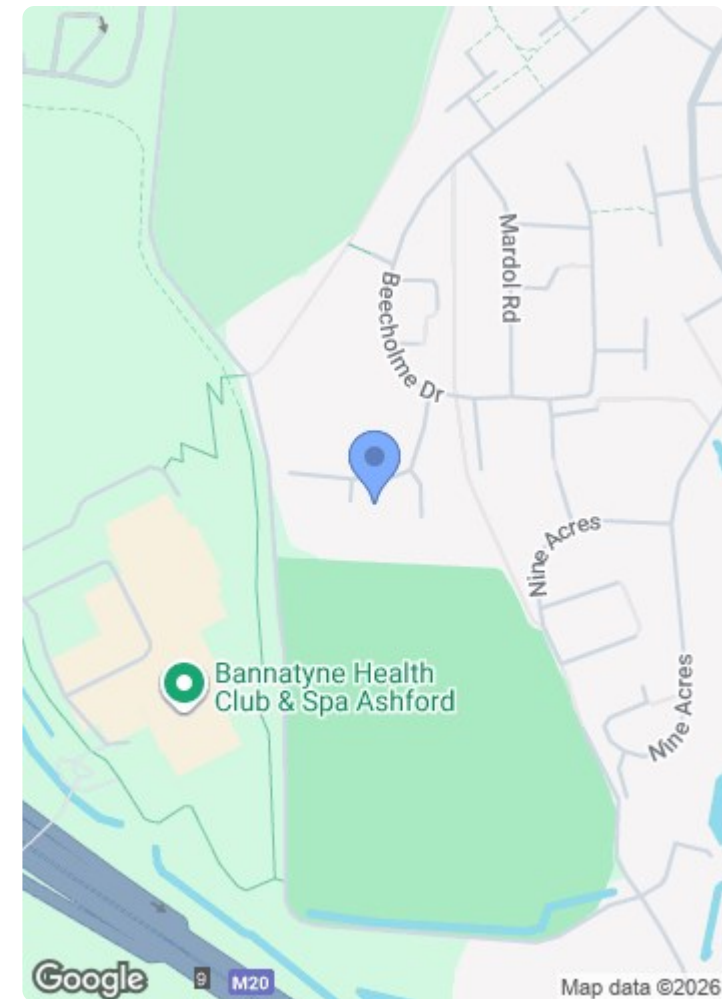


First Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



Total area: approx. 64.4 sq. metres (693.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	69	
(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		
(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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