



MARTINS ESTATES

SALES AND LETTINGS

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114 Hythe Road, Ashford, TN24 8PR

Fixed Price £320,000

114 Hythe Road, Ashford – Three Bedroom Semi-Detached Home with Excellent Potential

Positioned on a generous plot, this attractive three-bedroom semi-detached home offers a rare opportunity to acquire a property rich in original character, now ready for updating and improvement. Requiring redecoration and re-carpeting throughout, the property presents an ideal canvas for buyers looking to add value and create a home tailored to their own style.

The accommodation is well-proportioned and arranged over two floors. To the ground floor, an entrance hallway leads through to a comfortable lounge, a separate dining room, and a kitchen, complemented by a convenient ground floor shower room. Upstairs, the property offers three bedrooms alongside a family bathroom.

Externally, the home truly stands out. The generous plot includes a large south-facing rear garden, providing excellent outdoor space for families or those seeking room to extend (subject to the necessary consents). A detached double garage and off-road parking further enhance the practicality and appeal of the property.

Ideally located, the property is within easy reach of Ashford town centre and the International Passenger Station, making it particularly attractive for commuters and those seeking strong transport connections.

Offered at a competitive market price to reflect the level of modernisation required, this is a superb opportunity to secure a well-located home with significant potential.

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Sitting Room

13'0" x 12'9" (3.98 x 3.90)

Dining Room

14'5" x 10'5" (4.41 x 3.20)

Kitchen

10'1" x 9'3" (3.09 x 2.84)

First Floor

Bedroom

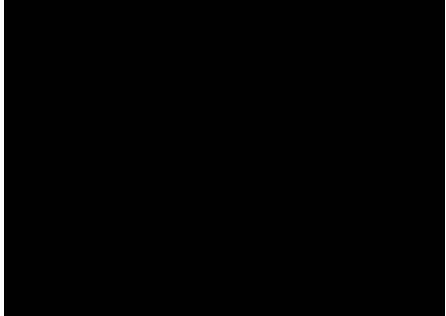
12'10" x 11'6" (3.93 x 3.51)

Bedroom

14'5" x 10'5" (4.40 x 3.20)

Bedroom

10'2" x 9'3" (3.10 x 2.83)

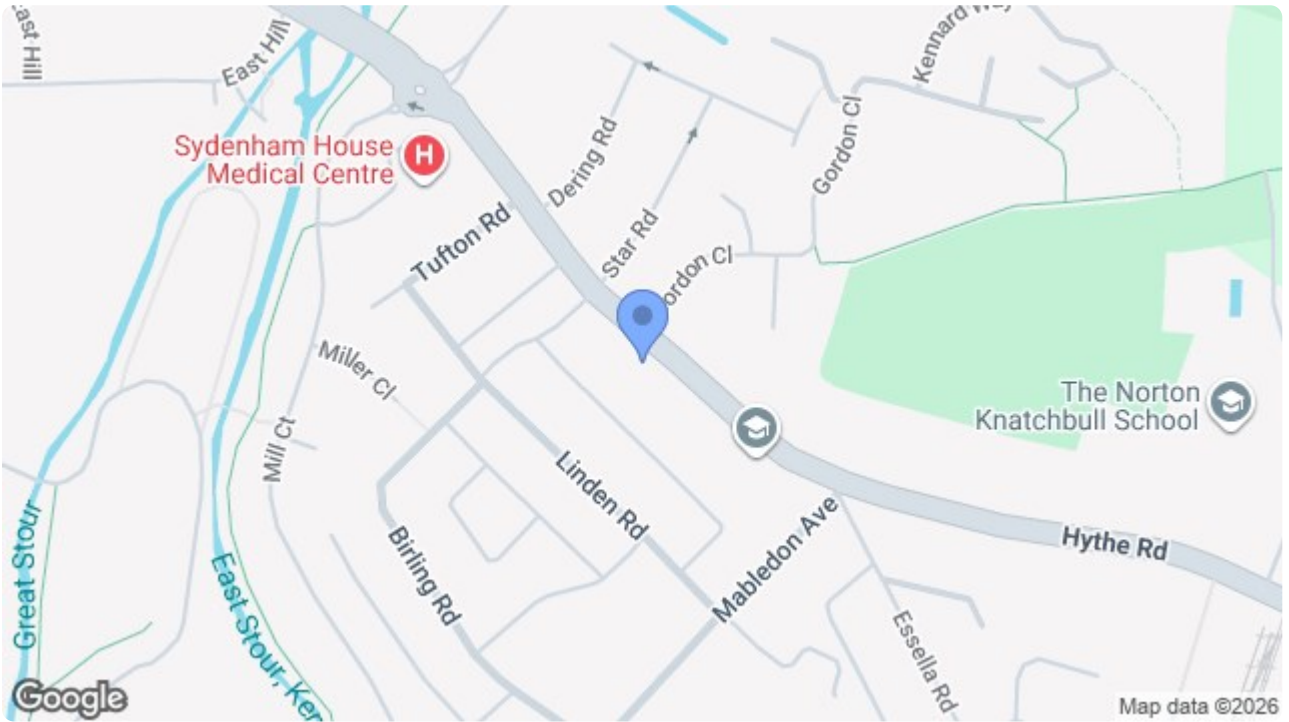
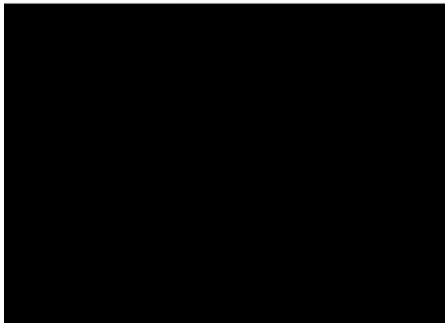


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Approximate Gross Internal Area = 109.2 sq m / 1175 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (Source: EPC/2018/22)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			57
(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			72
(81-91) B			
(69-80) C			54
(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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