



# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



## 5 Lamberhurst Mews, Ashford, Kent TN23 5TT

**£850**

\* 2 DOUBLE BEDROOMS \* 3 PARKING SPACES \*

This lovely two bed terrace offers light and airy accommodation.

Accommodation comprises an entrance hall, modern fitted kitchen with work surfaces to three walls with a range of wall and base units.

There is a space for a washing machine and full height fridge freezer.

There is a ground floor cloakroom, under-stairs storage and lounge/diner with french doors opening onto the garden.

On the first floor, there are two double bedrooms and a family bathroom with matching white suite comprising of bath with shower over, WC and pedestal wash hand basin.

To the exterior at the front of the property is a driveway providing parking for one vehicle, an additional benefit to this property is the additional two allocated parking spaces.

To the rear the garden is laid principally to lawn with a patio area and substantial shed on hard standing providing useful storage space.

Pets not accepted.

## 5 Lamberhurst Mews, Ashford, Kent TN23 5TT

### Ground Floor WC

### Kitchen

9'8" x 6'0" ( 2.95m x 1.83m )

### Lounge Diner

15'6" x 9'11" (4.72m x 3.02m)

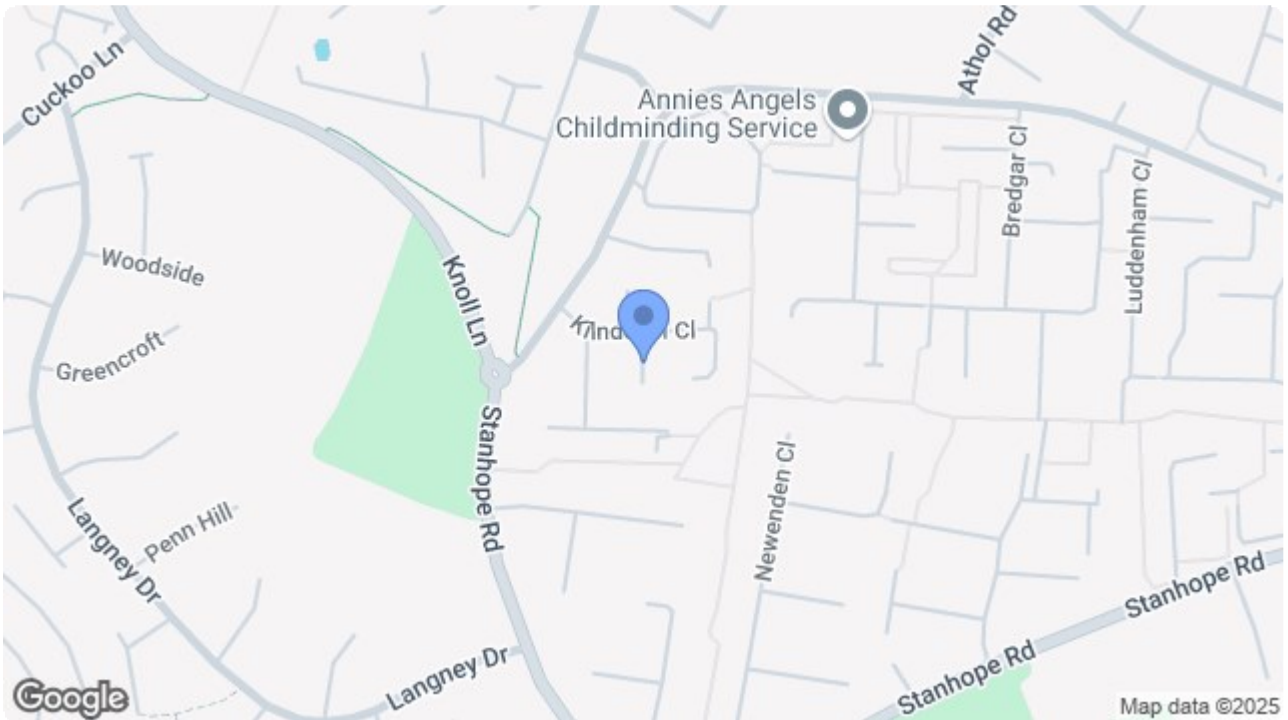
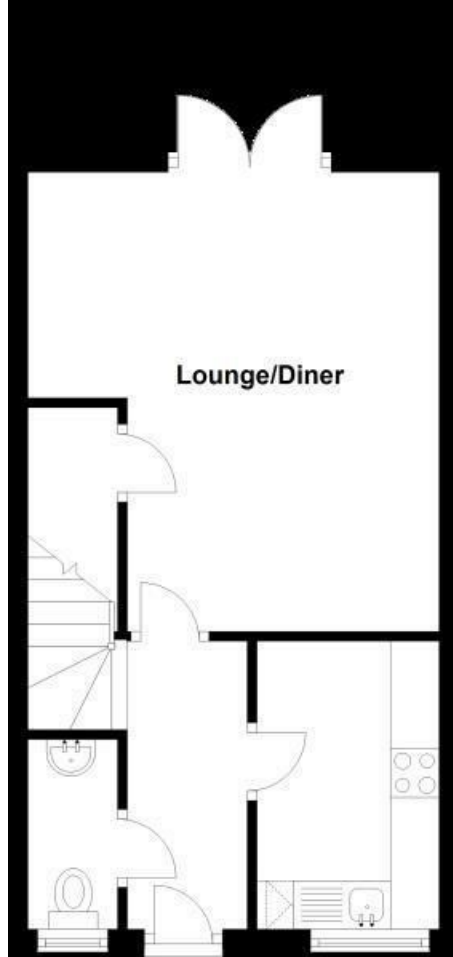
### Bedroom 1

13'8" x 9'9" (4.17m x 2.97m)

### Bedroom 2

13'8" x 7'7" (4.17m x 2.31m)

### Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444 [www.martinsstates.co.uk](http://www.martinsstates.co.uk) email: [sales@martinsstates.co.uk](mailto:sales@martinsstates.co.uk)



Martins Estates Property Management Ltd  
 Registered in England and Wales No. 10031401  
 Registered office: 69 High Street, Ashford, Kent, TN24 8SF  
 Martins Wilkins T/A Martins Estates Sales and Lettings