



MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



22 Falcon Way, Kent, TN23 5UP

Asking Price £247,500

Welcome to 22 Falcon Way, a charming mid-terrace house located in the picturesque town of Ashford, Kent. This delightful property boasts two cosy bedrooms, perfect for a small family or as a starter home for first-time buyers.

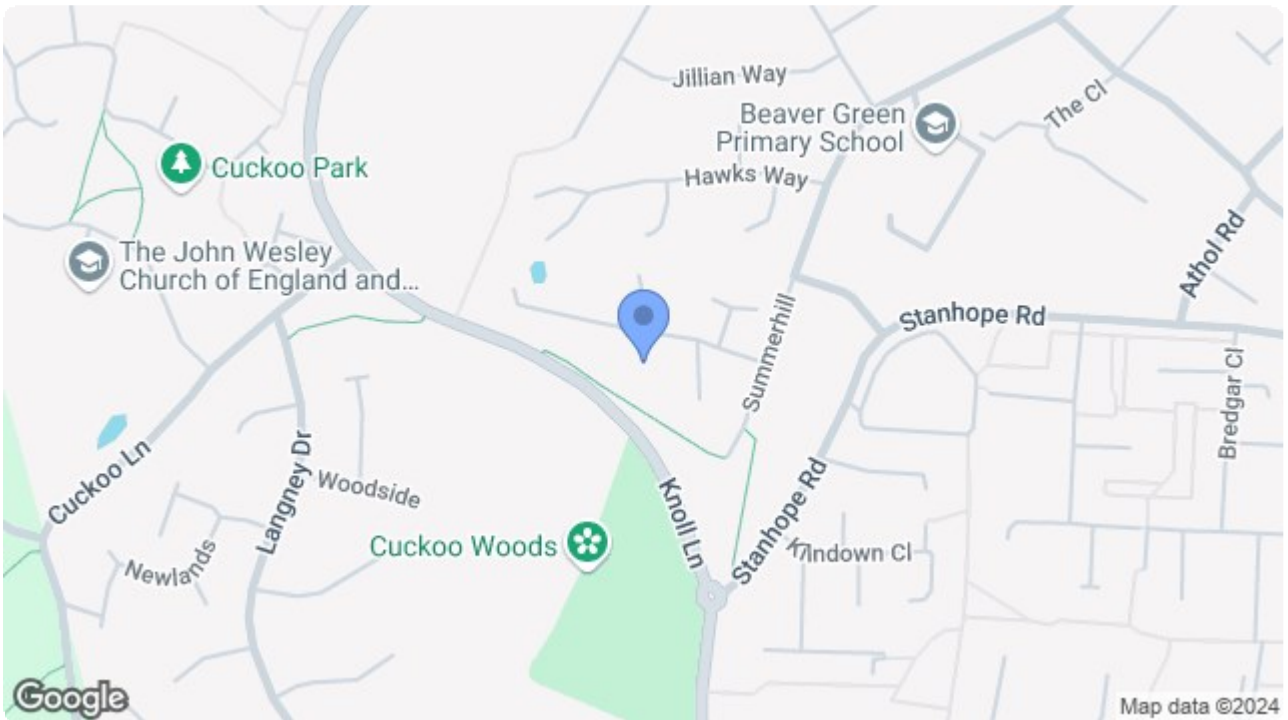
As you step inside, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The property features a well-maintained bathroom and a lovely conservatory that adds valuable ground-floor accommodation, allowing you to enjoy the beauty of the outdoors from the comfort of your home.

With parking space for one vehicle, you'll never have to worry about finding a spot after a long day. The house is presented in excellent condition, ensuring that you can move in hassle-free and start creating memories in your new abode.

This property comes with the added benefit of no onward chain, making the buying process smooth and straightforward. The porch adds a touch of character to the exterior and provides a welcoming entrance to your new home.

Don't miss out on the opportunity to own this fantastic property in Ashford. Whether you're looking for a cosy home to start your property journey or a charming residence to settle down in, 22 Falcon Way has something to offer for everyone.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444 www.martinsstates.co.uk email: 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