



MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



52 Molloy Road, Ashford, Kent TN26 1HS

£1,650

A well presented four bedroom detached house on the outskirts of Ashford presented in excellent condition. The accommodation comprises entrance hallway with lounge, separate dining room, kitchen breakfast room and ground floor cloakroom and study. On the first floor there are four bedrooms and a family bathroom. The master bedroom benefits from an en suite shower room. There are front and rear gardens and a integral garage. NO PETS, NO SMOKERS.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(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>			
		51	66
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			
(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>			
		66	78
England & Wales		EU Directive 2002/91/EC	

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