

**MARTINS  
ESTATES**

SALES AND LETTINGS

**30 Juniper Close  
Ashford, Kent TN23 3JY**

**Offers In Excess Of £250,000**



Welcome to this charming mid-terrace house located in the desirable area of Godinton Park in Ashford, Kent. This property boasts one reception room, three cosy bedrooms, and a well-maintained bathroom, making it an ideal home for a small family or professionals looking to settle in a peaceful neighbourhood.

Situated in a serene location, this house offers the convenience of parking for one vehicle, ensuring you never have to worry about finding a spot after a long day. The added bonus of a garage enblock provides extra storage space or a secure spot for your vehicle.

One of the standout features of this property is the great opportunity it presents to add value. Whether you're looking to renovate and modernise the interiors or create a beautiful outdoor space, the potential for enhancement is endless. With no onward chain, you can swiftly make this house your own and start turning it into the home of your dreams.

Don't miss out on the chance to own this lovely property in a sought-after location. Embrace the opportunity to create a warm and inviting space that you can call home. Contact us today to arrange a viewing and take the first step towards making this house your own.





**Entrance Hall**

**Lounge / Diner**

24'7" 9'7" (7.49m 2.92m)

**Kitchen**

9'8" x 7'9" (2.95m x 2.36m)

**Landing**

**Bedroom**

12'9" x 9'9" (3.89m x 2.97m)

**Bedroom**

12' x 9'7" (3.66m x 2.92m)

**Bedroom**

9'4" x 6'3" (2.84m x 1.91m)

**Bathroom**







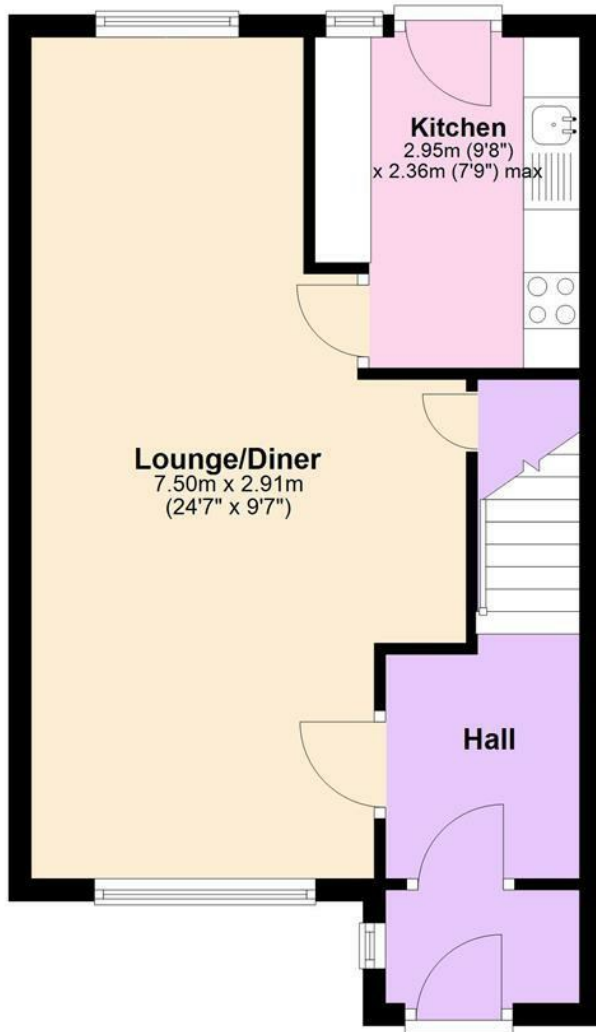






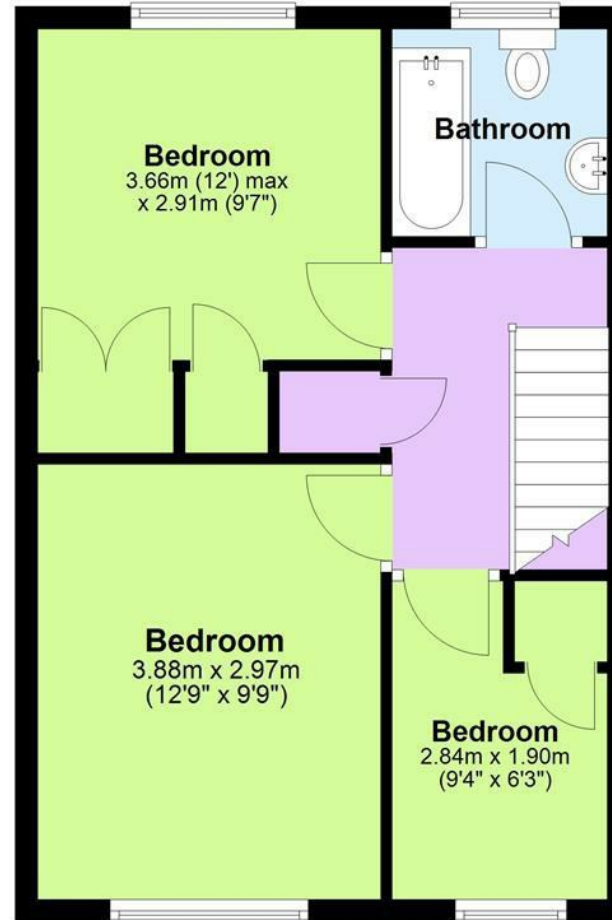
## Ground Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



Total area: approx. 76.8 sq. metres (826.8 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			71
(81-91) B		65	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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