



MARTINS ESTATES

SALES AND LETTINGS

69 High Street
Ashford
Kent
TN24 8SF

Tel: 01233 610 444



47 Essella Park, Ashford, Kent TN24 8AQ

Asking Price £250,000

Welcome to this charming house in the heart of Ashford, Kent. This delightful property boasts a lovely conservatory, perfect for enjoying the English sunshine all year round. With two cosy bedrooms, a spacious reception room, and a garage for your convenience, this semi-detached house offers a comfortable and convenient living space.

Situated in Essella Park, this home provides off-road parking for one vehicle, ensuring you never have to worry about finding a parking spot. Whether you're looking to relax in the conservatory, host friends in the reception room, or tinker away in the garage, this property offers a versatile space for all your needs.

Don't miss the opportunity to make this bungalow your own and enjoy the peaceful surroundings of Ashford, Kent. Book a viewing today and step into your new home.

The property is currently tenanted and may suit an investment purchase. Notice has been served, and vacant will be provided.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(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>			
		67	
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			71
(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>			
		70	
England & Wales		EU Directive 2002/91/EC	

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