



MARTINS ESTATES

SALES AND LETTINGS

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

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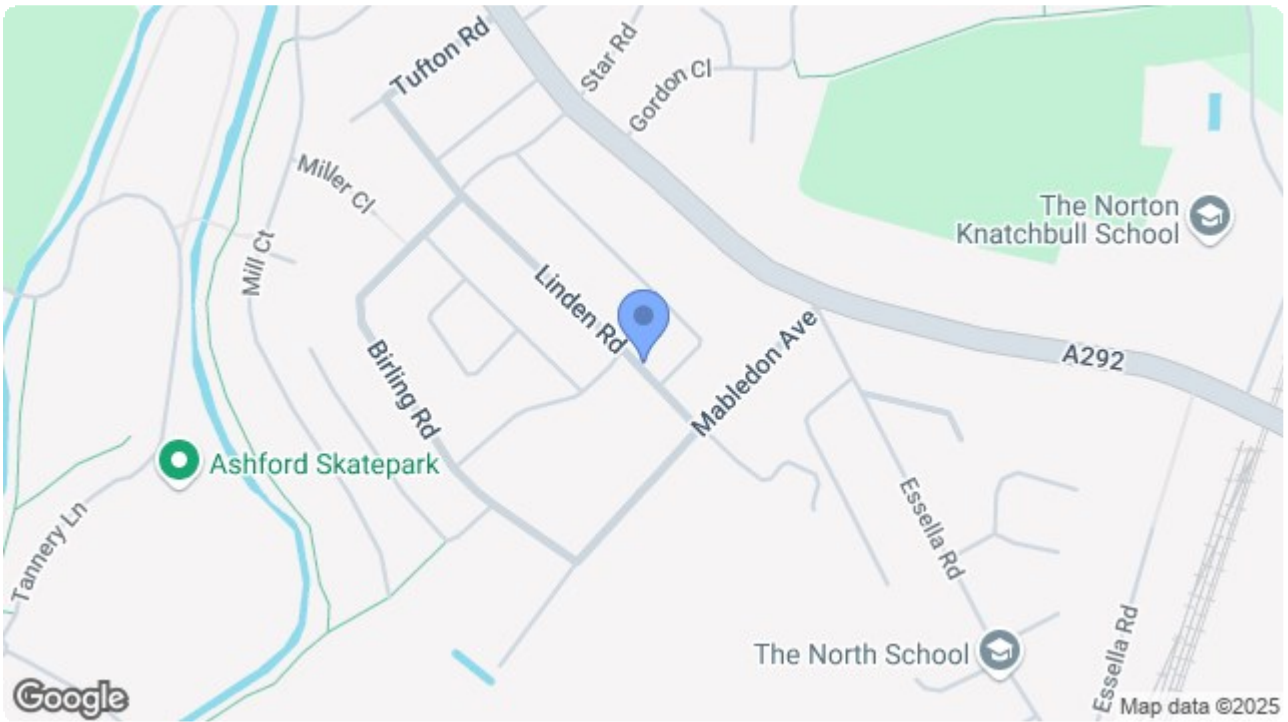
78 Linden Road, Ashford, Kent TN24 8BP

£850 Per Month

A beautifully presented two bedroom semi detached house with ground floor bathroom, separate reception rooms and two double bedrooms. There are front and rear gardens and off road parking to the rear. The accommodation comprises entrance hall with doors to the lounge and separate door to the dining room. The kitchen has a door to the rear garden and a door to the ground floor bathroom with WC, basin and bath with shower. On the first floor there are two bedrooms.

The property has new carpet and has been repainted throughout. Viewing is available immediately.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(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			68
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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