

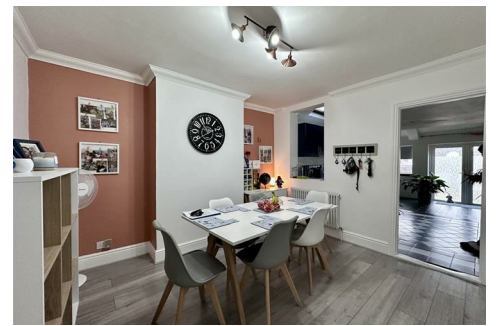


MARTINS ESTATES

SALES AND LETTINGS

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91 Hunter Road, Ashford, TN24 0RT

Asking Price £285,000

Welcome to this charming property located on Hunter Road in the sought-after area of Willesborough, Ashford. This delightful mid-terrace house, dating back to pre-1914, boasts a perfect blend of character and modern convenience.

Upon entering, you are greeted by two inviting reception rooms, offering ample space for relaxation and entertainment. The property features two cosy bedrooms, ideal for a small family or those looking for a guest room or home office.

One of the highlights of this home is the extended kitchen breakfast room, providing a spacious and bright area for cooking and with room for a dining table the existing dining room could easily be used as a family room retaining the lounge as a haven at the end of the day. The recently fitted kitchen and shower room add a touch of luxury to this already beautiful property.

The low maintenance rear garden is perfect for enjoying the outdoors without the hassle of extensive upkeep. Imagine relaxing in this tranquil space with a cup of tea on a sunny afternoon.

Overall, this property on Hunter Road is beautifully presented throughout, offering a perfect blend of historic charm and modern amenities. Don't miss the opportunity to make this house your home in this popular part of Willesborough.

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Hall

Lounge

14'2" x 9'10" (4.34 x 3.01)

Dining Room

12'1" x 10'4" (3.70 x 3.15)

Kitchen Breakfast room

17'11" x 11'9" (5.48 x 3.60)

Landing

Bedroom

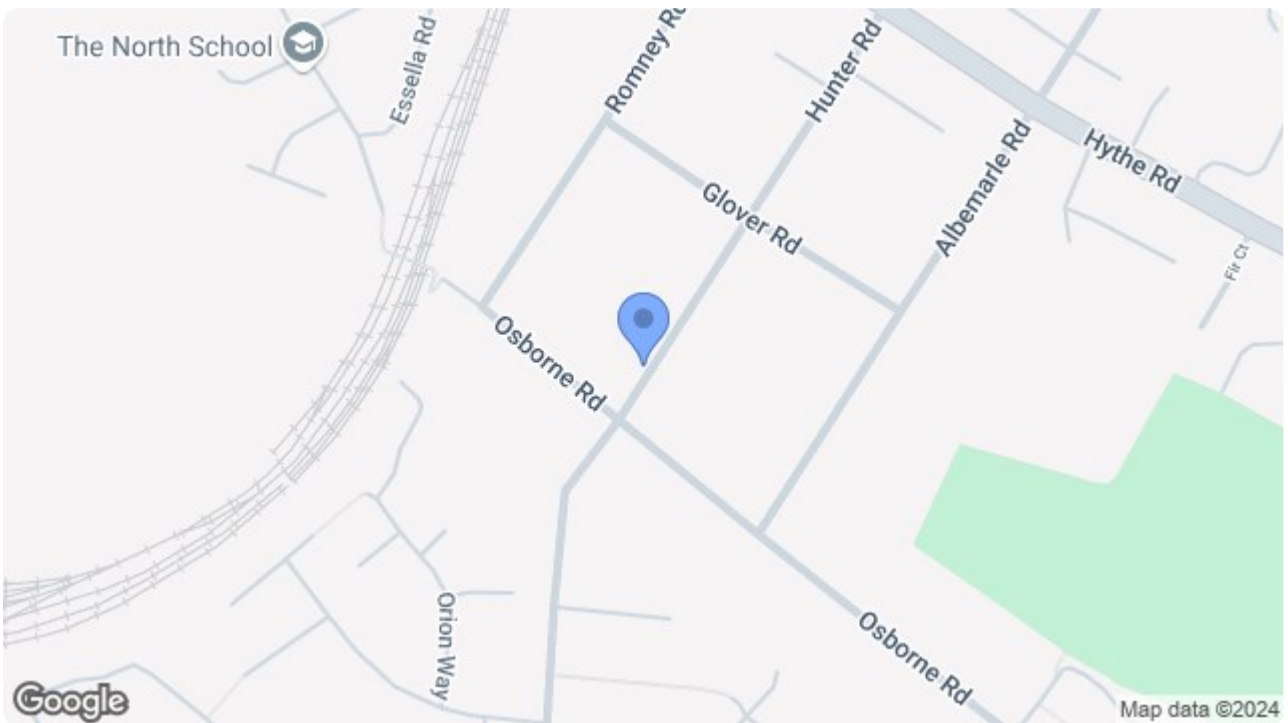
12'9" x 12'5" (3.91 x 3.79)

Bedroom

3.76 x 2.35

Bathroom

9'1" x 7'8" (2.78 x 2.34)



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>			
		62	80
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>			
England & Wales		EU Directive 2002/91/EC	

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