



# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



## 72 Adams Drive, Ashford, TN24 0FW

**£875**

This stunning modern terraced home is situated in the popular Willesborough area of Ashford providing excellent links to the town and station as well as local amenities. Well presented both inside and out, it's a perfect starter home with luxury grey carpeting which flows the whole way through. Off the good sized hallway there is a ground floor cloakroom. The living/dining room overlooks the garden and has access to a large under stair storage cupboard. The modern kitchen has an excellent range of wall and base units with integrated appliances including an inset electric four burner hob with extractor fan over and stainless steel back plate, electric oven, washer/dryer and fridge/freezer. A wall mounted cupboard houses the gas boiler. On the first floor there are two double bedrooms. The master bedroom has an en-suite shower room with an immaculate white suite. The bathroom has a white suite with a mixer tap and wall mounted shower attachment over the bath. Outside the garden is enclosed and well maintained. The current owners have extended the paving to enlarge the entertaining area. The remainder of the garden is laid to lawn. The house comes with an allocated parking bay. There is a useful lockable bin/storage cupboard to the front of the property.

- Entrance Hall
- Kitchen: 9'6 x 7'7 (2.90m x 2.31m)
- Cloakroom
- Lounge/Diner: 19'8 (6.00m) x 11'10 (3.61m) narrowing to 8'9 (2.67m)
- Landing
- Bedroom 1: 11'10 (3.61m) x 11'10 (3.61m) narrowing to 8'7 (2.62m)
- En-Suite Shower Room
- Bathroom

**72 Adams Drive, Ashford, TN24 0FW**



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**69 HIGH STREET, ASHFORD, KENT TN24 8SF**

Tel: 01233 610444

[www.martinsestates.co.uk](http://www.martinsestates.co.uk)

email: [sales@martinsestates.co.uk](mailto:sales@martinsestates.co.uk)