

**MARTINS
ESTATES**
SALES AND LETTINGS



6 Orchid Court
Park Farm, Ashford TN23 3GG

Asking Price **£239,995**

6 Orchid Court, Park Farm, Ashford TN23 3GG

A two-bedroom detached coach house situated on the Bridgefield development with a garage, within easy access to junction ten and the international passenger station, make this a well-situated property. The accommodation includes a private entrance door from the street with stairs to the first-floor landing and doors to the lounge diner opening into the kitchen area. This modern contemporary space has a fitted kitchen, fitted oven and hob with extractor over. A range of fitted units has worktops over and eye-level fitted cupboards. The bathroom has a fitted shower with five folding shower screens. The property has UPVC glazing. It has been fitted to a high standard, and viewing is highly recommended.

Contemporary Living Space

18'5" x 8'11" (5.61m x 2.71m)

Window to front, door to:

Landing

Stairs, door to Storage cupboard, door to:

Bedroom 2

10'10" x 6'7" (3.30m x 2.01m)

Window to front.

Bedroom 1

11'6" x 8'8" (3.51m x 2.64m)

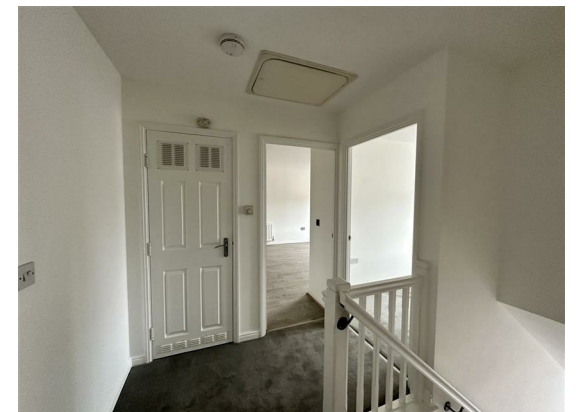
Window to front, double door to Storage cupboard, door to:

Bathroom

6'7" x 5'7" (2.00m x 1.69m)

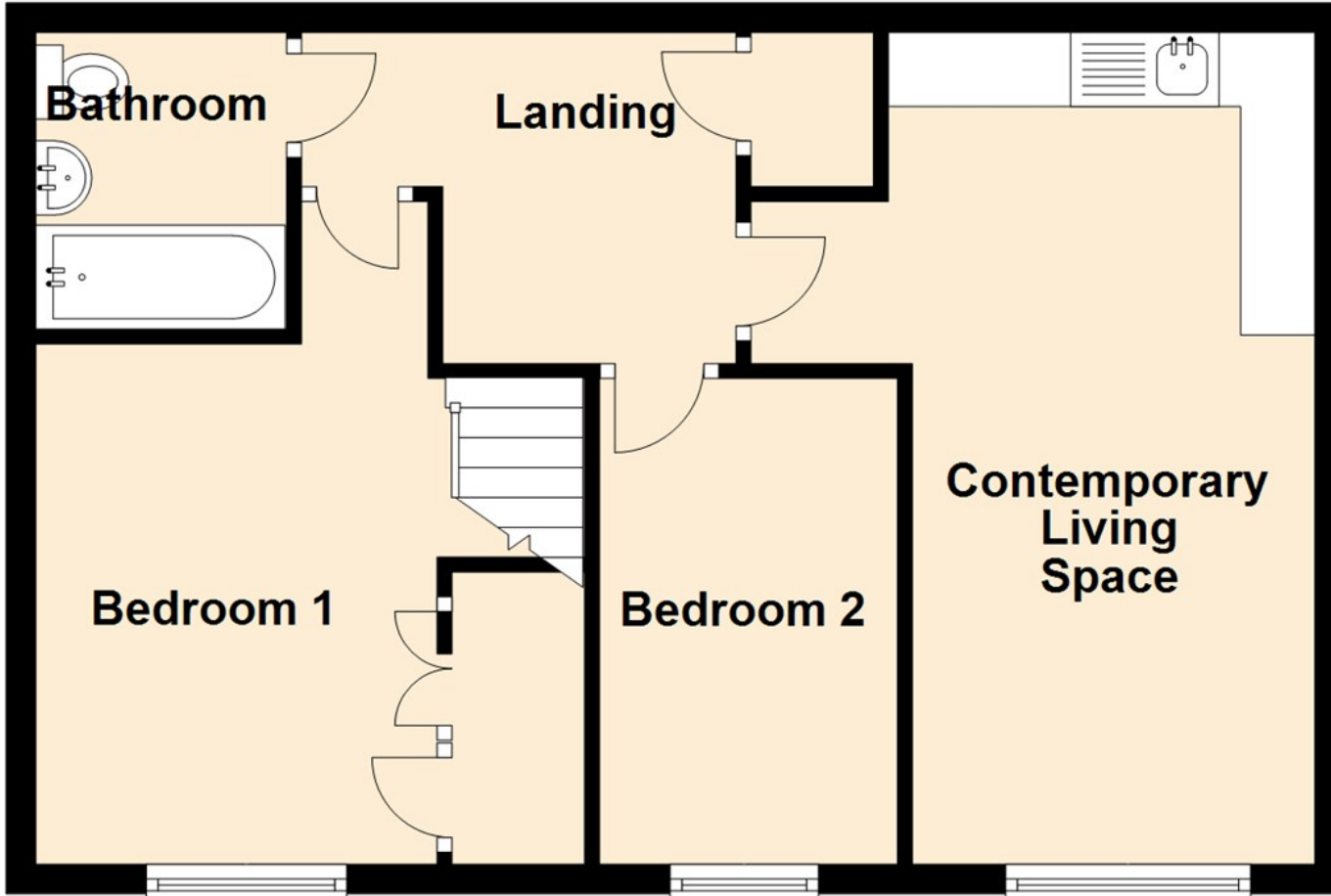
Storage cupboard.

Storage cupboard.

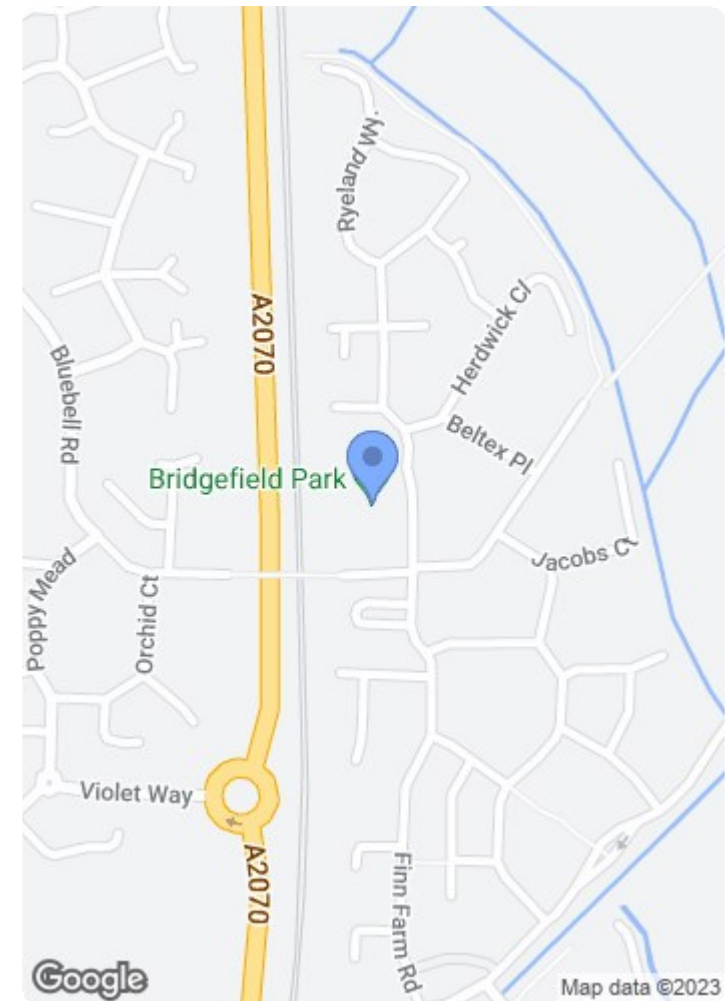


Ground Floor

Approx. 520.2 sq. feet



Total area: approx. 520.2 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	79	79
England & Wales	EU Directive 2002/91/EC	

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