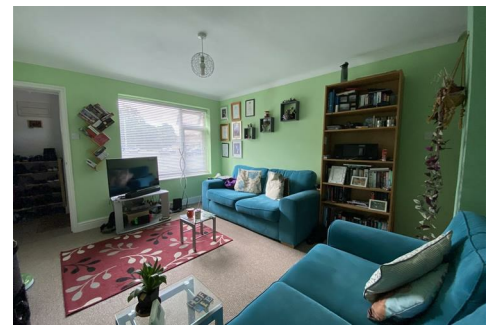


# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



**10 Willington, Ashford, Kent TN23 5YF**

**£1,150 Per Month**

A two bedroom staggered end of terrace property situated in the popular area of Washford Farm. Accommodation comprises: entrance porch opening into the lounge which overlooks the front aspect and has stairs leading to the first floor accommodation.

The kitchen has a range of white fitted units, wood effect work top, integrated electric oven and hob with canopy extractor hood above. There is also an integrated dishwasher and freestanding washing machine.

On the first floor, there is a master bedroom to the rear with built-in over-stairs cupboard, a further bedroom to the front aspect.

The family bathroom is fully tiled floor to ceiling and benefits from a bath with shower attachment, WC, pedestal sink and separate shower cubicle with Rainfall shower head.

To the exterior, the rear garden has an area of hard standing used as a patio area and is enclosed on all sides and is mainly laid to lawn.

This property further benefits from one allocated parking space and a garage en bloc.

# 10 Willington, Ashford, Kent TN23 5YF

## Lounge

13'8" x 12'1" (4.16m x 3.68m)

Window to front, door to:

## Entrance Hall

### Entrance Hall

Door to:

## Lounge

13'8" x 11'9" (4.16m x 3.58m)

## WC

## Kitchen/Diner

12'0" max x 8'9" (3.66m max x 2.67m)

## Understair Storage Cupboard

## Kitchen

12'7" x 12'1" (3.83m x 3.68m)

Stairs, door to:

## Bedroom 1

8'8" x 11'9" (2.63m x 3.58m)

11'9" x 8'10"

## Conservatory

Window to front, two windows to rear, sliding door.

## Bedroom 2

11'9" x 9'11" narrowing to 7'6" (3.58m x 3.02m narrowing to 2.29m)

## Bedroom 2

7'10" x 11'9" (2.40m x 3.58m)

Window to front, door to:

## Bathroom

8'7" x 5'11" (2.62m x 1.80m)

## Shower Room

Door to:

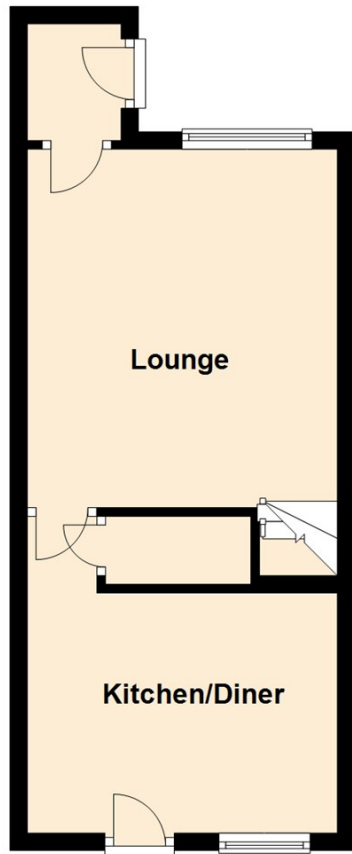
## Landing

## Bedroom 1

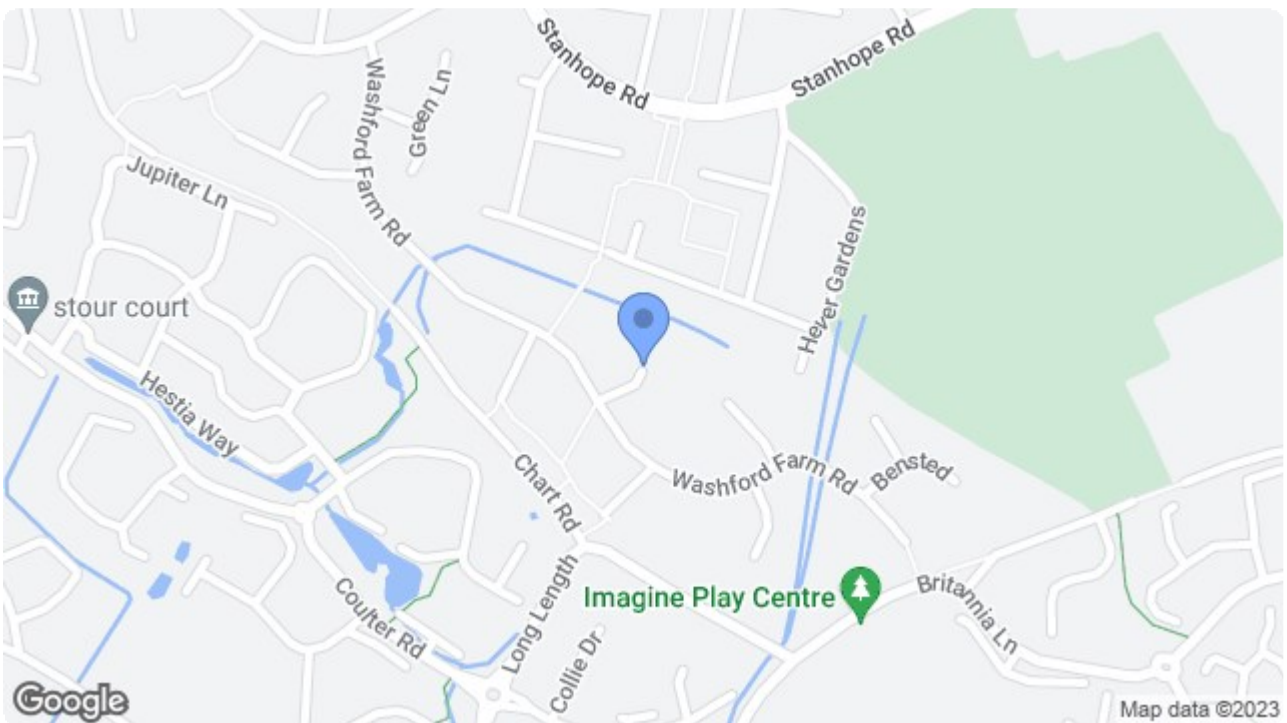
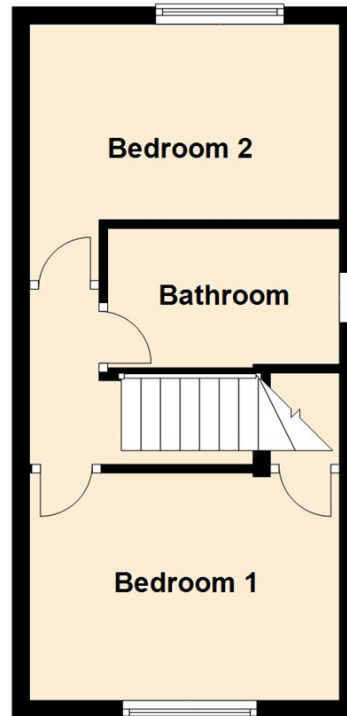
8'9" x 11'9" (2.66m x 3.58m)

Window to rear, door to:

### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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