

# MARTINS ESTATES

SALES AND LETTINGS

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

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**8 Alfred Road, Ashford, Kent TN24 0PH**

**£1,250 Per Month**

A very well presented three bedroom mid terrace house close to the International Passenger Station and Ashford Town Centre. The property is to be sold with vacant possession and no onward chain, and it would, therefore, make an excellent first-time buy. The accommodation comprises an entrance hall with stairs to the first floor and a door into the dining area opening into the lounge overlooking the front of the property. A door leads from the dining room into the kitchen, and a further door leads into the rear utility room, with a door to the ground floor shower room with a wash hand basin and WC. A door opens onto the rear yard, which is well enclosed. On the first floor, there are three bedrooms and a family bathroom consisting of a WC, wash hand basin and bath with shower over. There are gardens front and rear.

## 8 Alfred Road, Ashford, Kent TN24 0PH

### Hall

Stairs, door to:

### Dining Room

11'0" x 12'5" (3.35m x 3.79m)

Window to rear, open plan to:

### Lounge

10'5" x 12'3" (3.18m x 3.74m)

Window to front.

Storage cupboard.

### Kitchen

9'1" x 8'10" (2.77m x 2.69m)

Window to side, door to:

### Utility Room

8'2" x 5'7" (2.49m x 1.70m)

Door to:

### Shower Room

Window to side.

### Landing

#### Bedroom 1

10'10" x 9'6" (3.29m x 2.89m)

Window to front, door.

#### Bedroom 2

11'1" x 9'6" (3.38m x 2.89m)

Window to rear, door to:

#### Bedroom 3

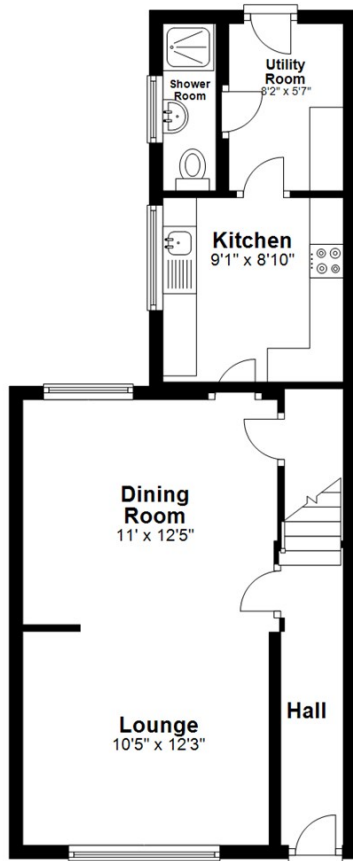
9'3" x 8'10" (2.82m x 2.69m)

Window to rear, door to:

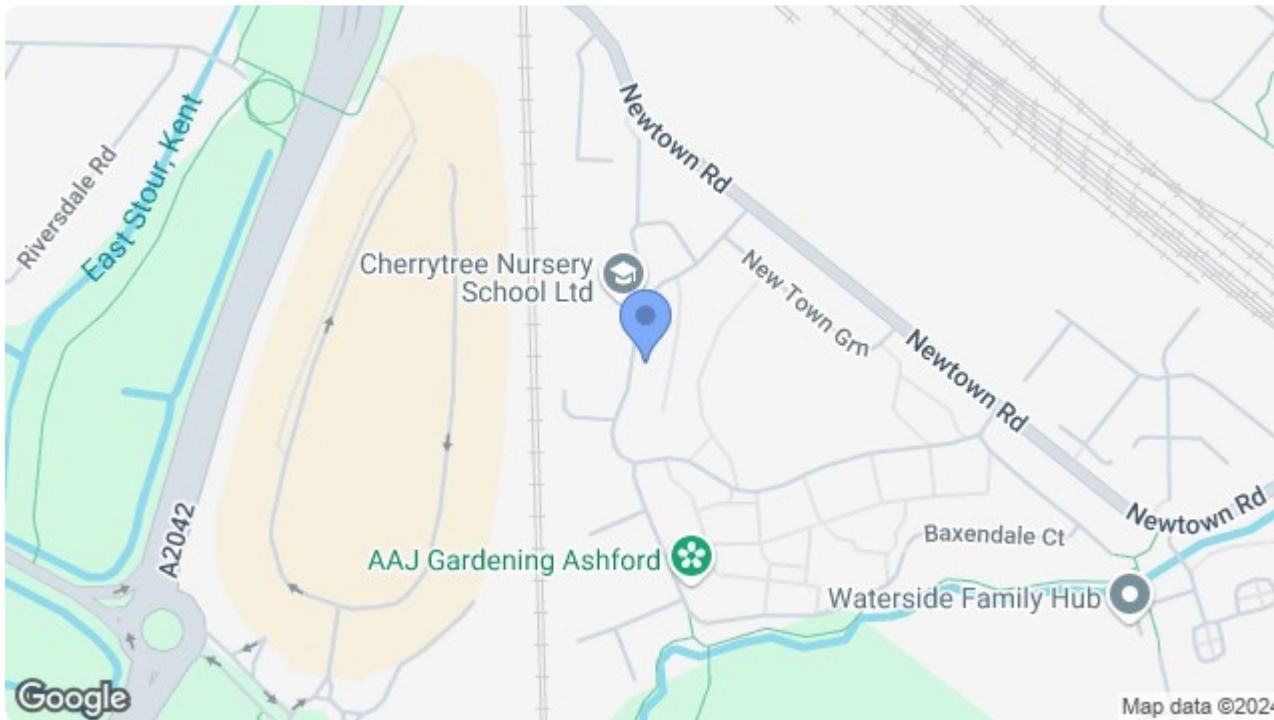
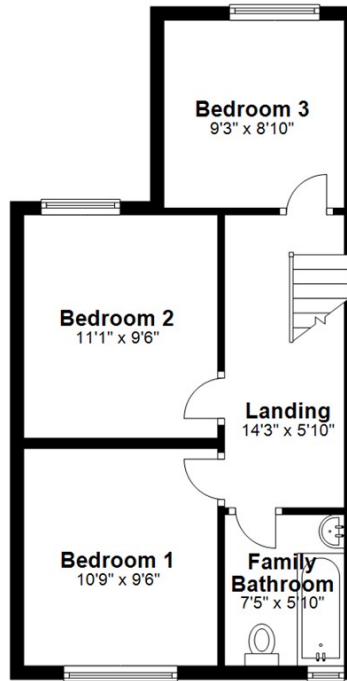
### Family Bathroom

Window to front, door to:

**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		64	
(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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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