

**MARTINS  
ESTATES**

SALES AND LETTINGS

103 Canterbury Road  
Ashford, TN24 0BH  
Asking Price £207,500



## 103 Canterbury Road, Ashford, TN24 0BH

A three-bedroomed cottage in need of refurbishment with a large rear garden backing onto Bath Road and the potential for a building plot, subject to obtaining all relevant permissions. The accommodation comprises an entrance hall with doors to the lounge and a separate dining room. The lounge overlooks the front of the property, whilst the dining room gives access to the kitchen and has stairs to the first-floor landing. The kitchen has worktops on two walls, and a door leads into the ground floor bathroom with WC wash, hand basin and bath. On the first floor, there are three bedrooms. The property has established front and rear gardens, and the large rear garden backs onto Bath Road and benefits from a garage and off-road parking. A number of rear gardens in Bath Road have been subject to planning applications over the last decade, and this may offer potential to a successful purchaser in the future.

### Hall

Door to:

### Lounge

9'10" x 11'7" (3.00m x 3.53m)

### Dining Room

10'2" x 11'7" (3.11m x 3.53m)

Open plan to:

### Kitchen

10'9" x 7'10" (3.27m x 2.38m)

Window to side, door to:

### Bathroom

Window to side.

### Landing

Sliding door to Bedroom 3, open plan,

door to:

### Bedroom 1

11'3" x 14'8" (3.43m x 4.47m)

Window to front, door to:

### Bedroom 2

10'2" x 5'5" (3.10m x 1.64m)

Window to rear.

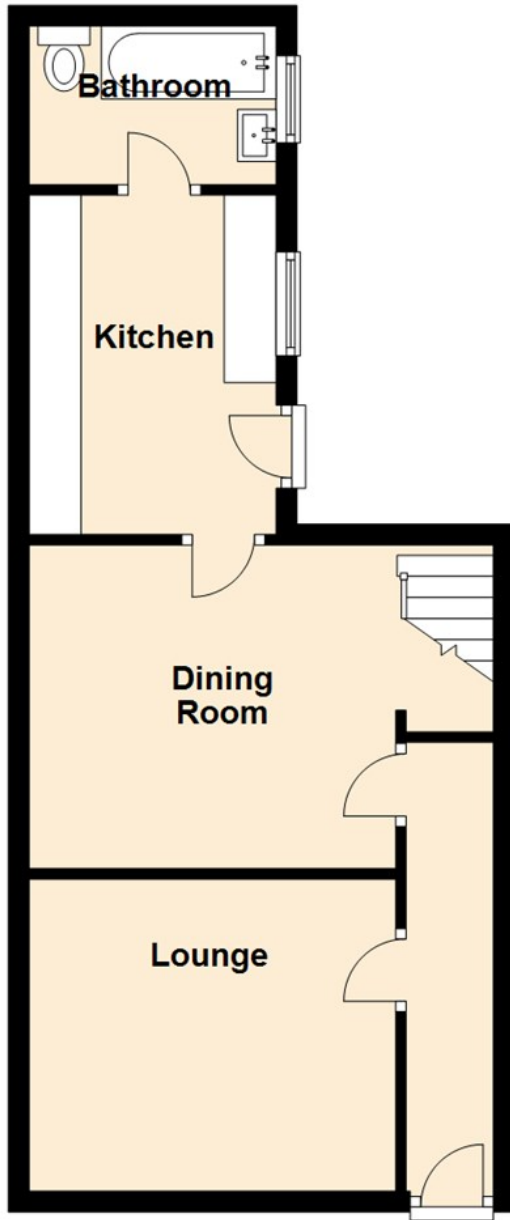
### Bedroom 3

7'3" x 5'9" (2.21m x 1.74m)



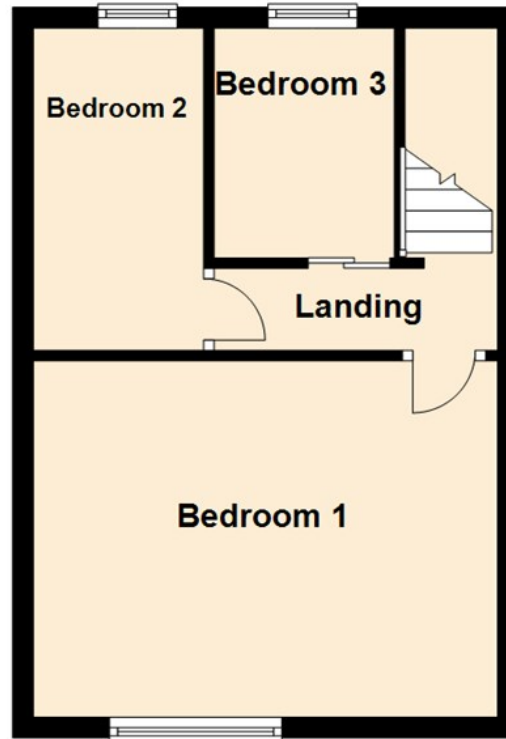
## Ground Floor

Approx. 39.6 sq. metres (426.3 sq. feet)

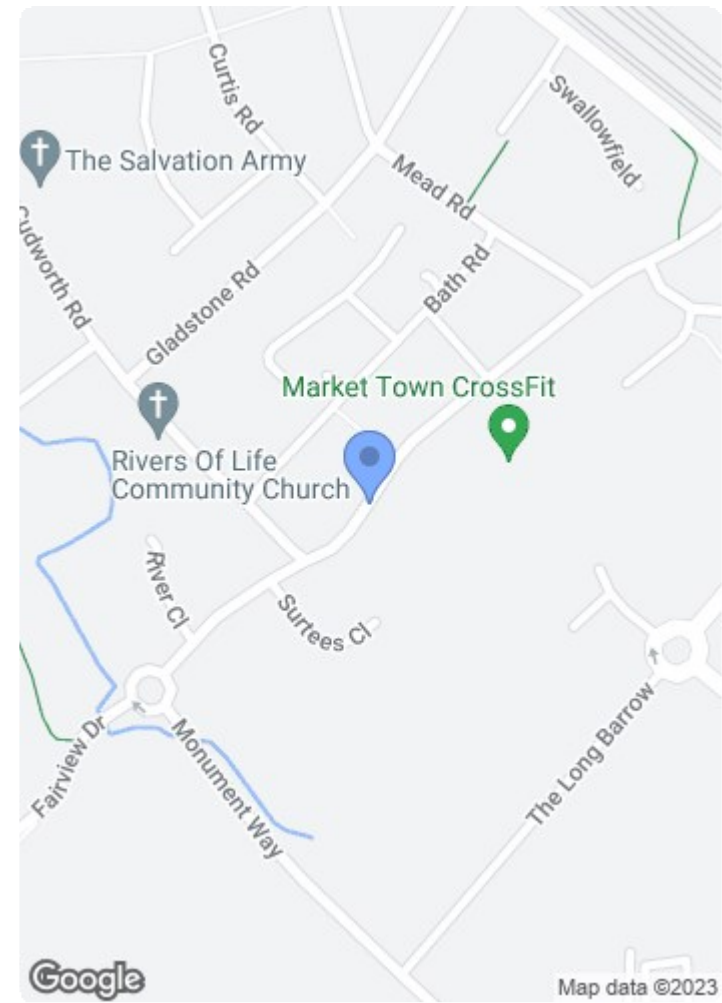


## First Floor

Approx. 29.6 sq. metres (318.5 sq. feet)



Total area: approx. 69.2 sq. metres (744.8 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			
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			
(81-91) B			
(69-80) C			
(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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