

**MARTINS  
ESTATES**  
SALES AND LETTINGS



57 Wagtail Walk  
Ashford, TN25 7GE

Offers In The Region Of £264,995



An immaculate two bedroom end of terrace house with two off road parking spaces on this wonderful development with easy access to Junction 10 and 10a of the M20 as well as the International Passenger Station. Finberry is fast becoming the go to address for those looking for a balance of country living, community and accessibility. this home has clearly been loved and presents a rare opportunity to own a nearly new home in an established setting with a block paved (Union Jack) square in a half weatherboarded style.

The accommodation comprises entrance hall with door to cloakroom and opening into a wonderful open plan contemporary space with kitchen and breakfast bar overlooking the lounge and opening onto the garden. The kitchen has under cupboard lighting and spaces for integrated appliances, as well as fitted 4 ring gas hob, oven and extractor. On the first floor there are two well appointed double rooms, the master enjoying a double fitted full height double wardrobe. The second bedroom has a useful alcove affording the ability to have a dressing table or work from home space.

The rear garden is laid to lawn and enclosed on all sides, a personal gate gives access to the parking area. at the front the property enjoys a communal garden square with Union Jack block paving close to local walks.





## WC

Door to:

## Entrance Hall

Open plan to:

## Open Plan Living

21'0" x 10'6" (6.39m x 3.21m)

Two windows to rear, window to front, window to side, stairs, double door, door to Storage cupboard.

Storage cupboard.

## Bedroom 2

6'7" x 13'8" (2.00m x 4.16m)

Window to front, door to:

## Landing

Door to:

## Bedroom 1

10'9" x 13'8" (3.27m x 4.16m)

Window to rear, wardrobe, sliding door, door to:

## Bathroom





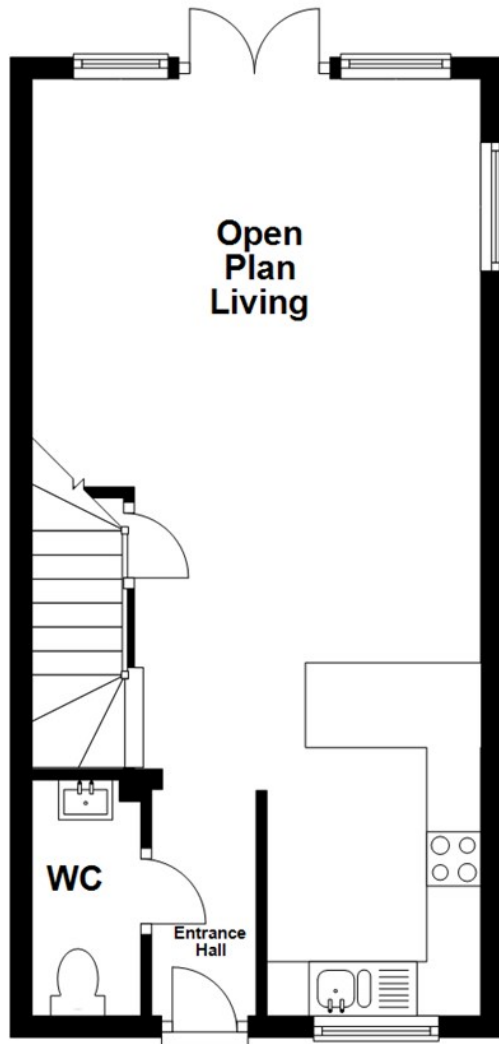




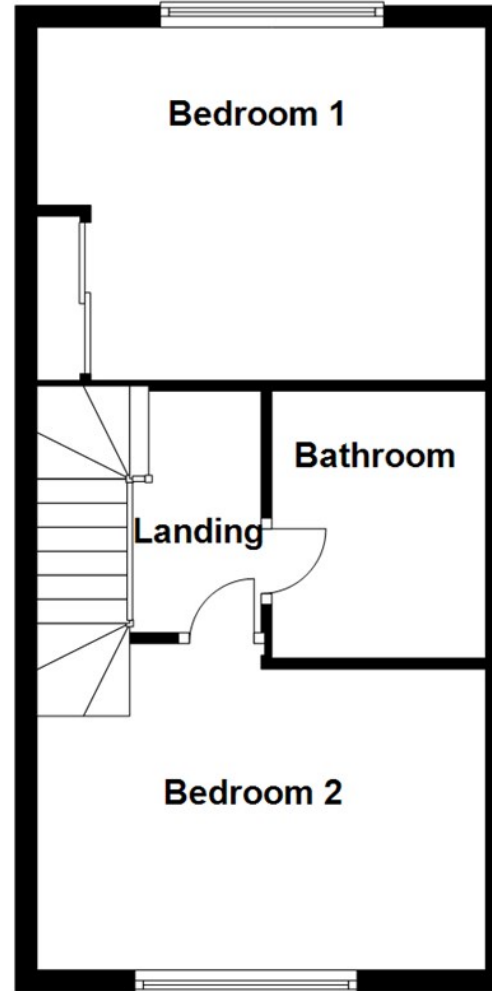




## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		83	
(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			98
(92 plus) A			
(81-91) B		86	
(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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