



MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



98 Hillbrow Lane, Kent, TN23 4YA

Offers In The Region Of £309,995

A three-bedroom semi-detached family home within walking distance of the International Passenger Station and Town Centre, about two hundred yards from Victoria Park. The property has En-suites to bedrooms one and two, a family bathroom, and a downstairs cloakroom. The property comprises an entrance hall with a downstairs cloakroom, doors to the kitchen with integrated appliances. From the kitchen, there is a door opening into the lounge dining room. On the first floor, there are three bedrooms and three bathrooms. The property is available now and has vacant possession and no onward chain.

98 Hillbrow Lane, Kent, TN23 4YA

Hall

Stairs, door to:

WC

Window to side.

Kitchen

13'5" x 6'9" (4.08m x 2.05m)

Window to rear, door to:

Lounge

13'1" x 13'7" (4.00m x 4.13m)

Window to front, sliding door.

Landing

Door to:

Airing Cupboard

Master Bedroom

13'1" x 13'7" (3.98m x 4.13m)

Three windows to rear, double door to Storage cupboard.

Wardrobe

Storage cupboard.

En suite sower room

Bedroom

7'9" x 10'6" (2.36m x 3.20m)

Window to rear, double door, door to:

Wardrobe

En suite shower room

Family Bathroom

Window to front.

Bedroom

10'5" x 6'0" (3.17m x 1.84m)

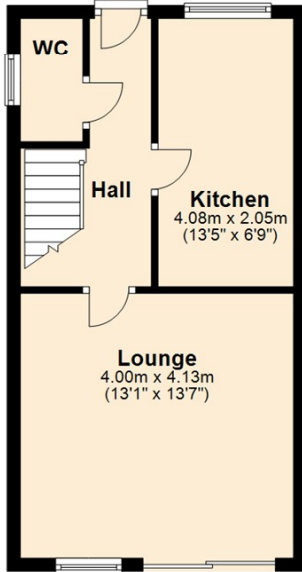
Window to front, double door to Storage cupboard.

Wardrobe

Storage cupboard.

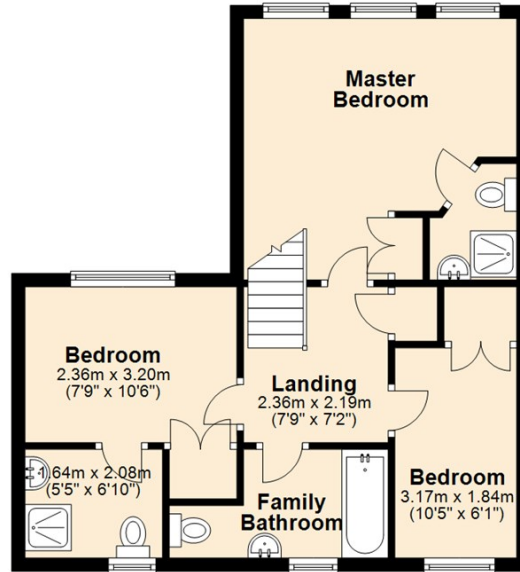
Ground Floor

Approx. 33.8 sq. metres (363.5 sq. feet)

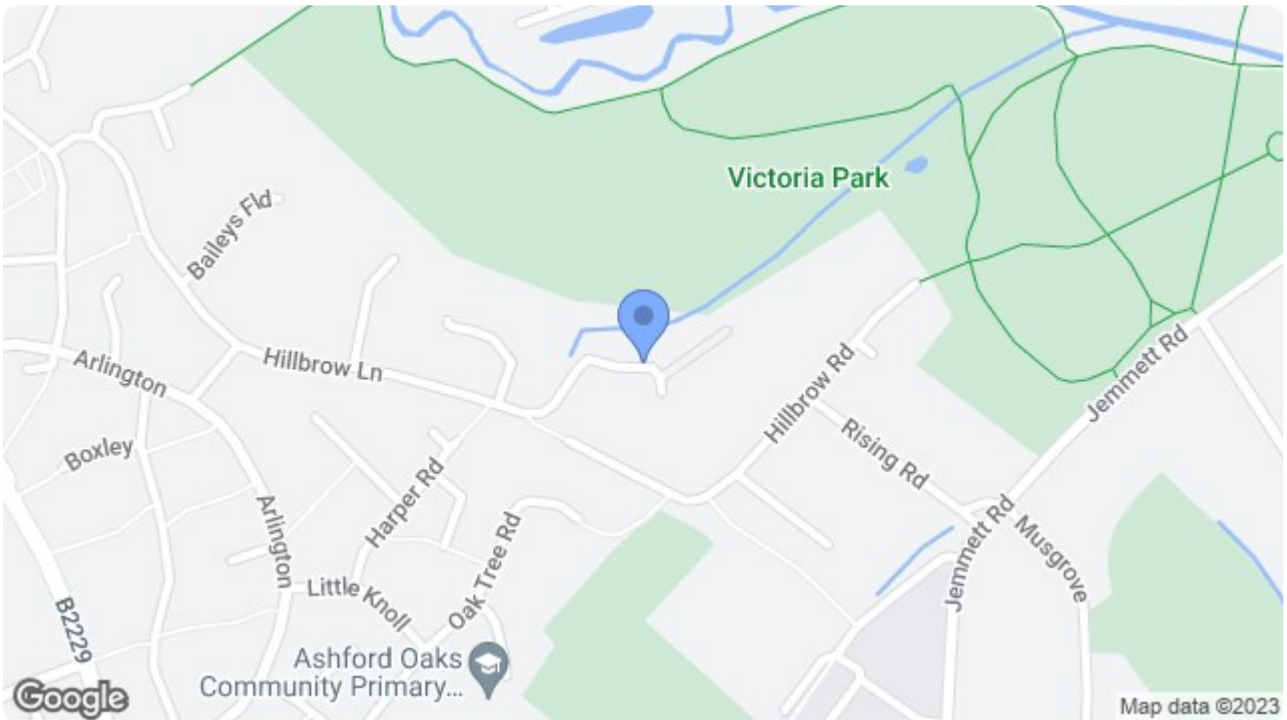


First Floor

Approx. 47.3 sq. metres (509.2 sq. feet)



Total area: approx. 81.1 sq. metres (872.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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 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			
England & Wales		EU Directive 2002/91/EC	

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