



MARTINS ESTATES

SALES AND LETTINGS

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

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18 Rectory Way, Ashford, Kent TN24 9RE

£1,050 Per Month

A beautifully presented two-bedroom terraced house in Kennington, available for immediate occupation.

The accommodation comprises an entrance hallway with stairs to the first floor and doors to the lounge dining room with a door and window opening onto the well-enclosed rear garden. The ground floor also has the kitchen with worksurfaces to three walls and space for cooker and washing machine as well as fridge freezer. The kitchen overlooks the front garden, which has been block paved.

18 Rectory Way, Ashford, Kent TN24 9RE

Hallway

Window to front, stairs, door to:

Lounge/Dining Room

14'3" x 14'10" (4.35m x 4.51m)

Window to rear, door to:

Kitchen

7'11" x 8'0" (2.41m x 2.45m)

Window to front, door.

Landing

Bedroom 1

12'5" x 14'10" (3.78m x 4.51m)

Window to rear, door to:

Bedroom 2

9'9" x 8'6" (2.98m x 2.58m)

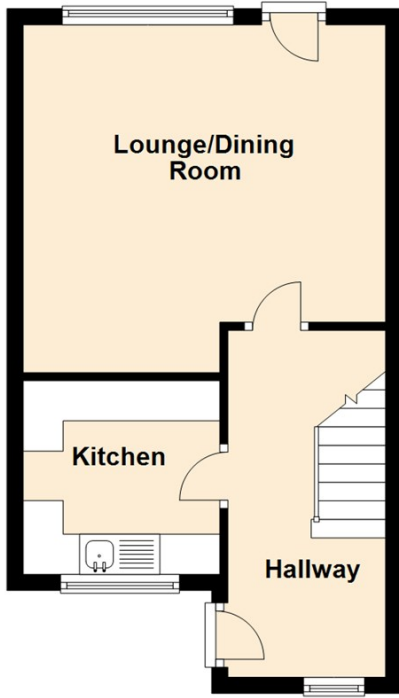
Window to front, door to:

Bathroom

Window to front, door.

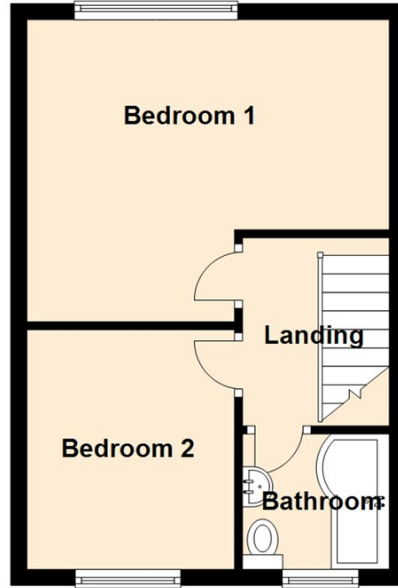
Ground Floor

Approx. 33.5 sq. metres (360.3 sq. feet)

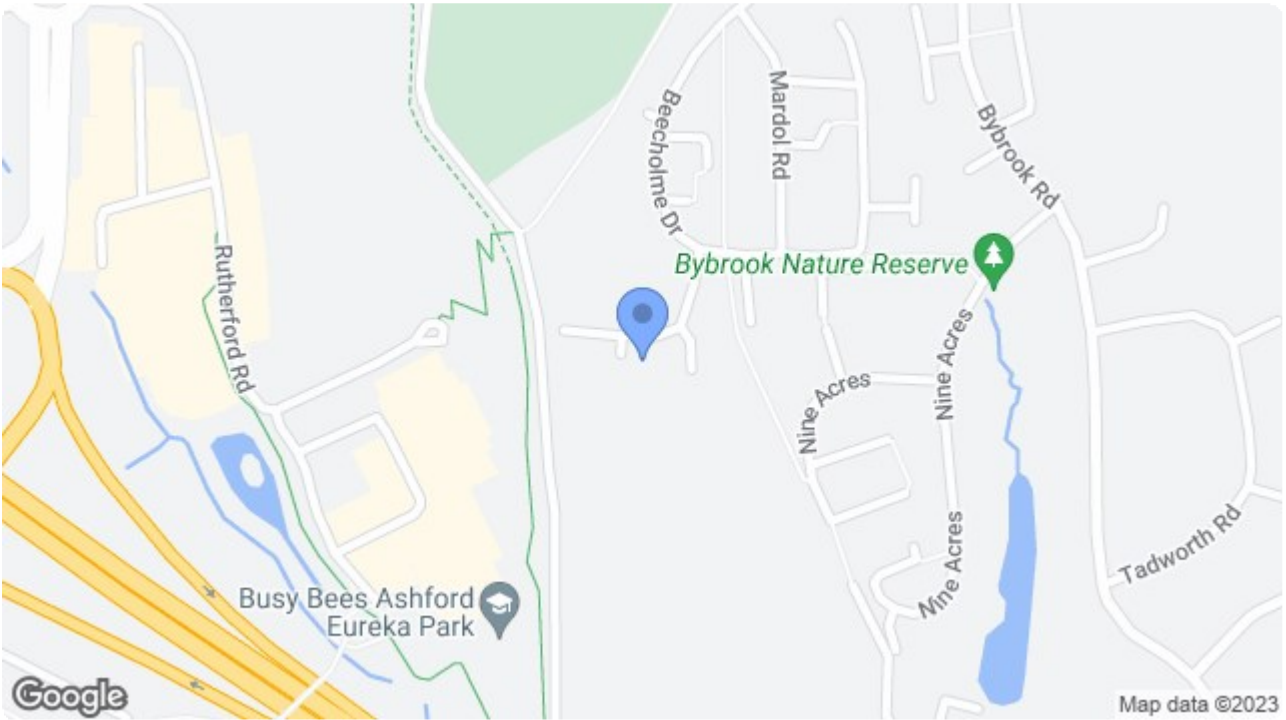


First Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



Total area: approx. 64.4 sq. metres (693.5 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (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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