



MARTINS ESTATES

SALES AND LETTINGS

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

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15 Park Wood Close, Kingsnorth, Ashford TN23 3NQ

Offers In Excess Of £300,000

This three bedroom end of terrace house is situated on the popular Park Farm development. The accommodation comprises an entrance hallway, Kitchen with an oven & hob, and a lounge/diner. On the first floor are two double bedrooms, one single bedroom and a family bathroom. The property also benefits from central gas heating, UPVC double glazing, a rear garden and off-road parking. This house is in beautiful condition and must be viewed.

This property is offered freehold, Council tax band C

15 Park Wood Close, Kingsnorth, Ashford TN23 3NQ

Hallway

Window to rear, stairs, door to:

Kitchen

8'1" x 8'6" (2.46m x 2.60m)

Window to rear, door to:

Lounge/Diner

16'1" x 15'0" (4.90m x 4.56m)

Window to front, sliding door, door to Storage cupboard.

Landing

Door to:

Bedroom 1

11'0" x 7'10" (3.35m x 2.40m)

Window to rear, door to:

Bedroom 2

13'2" x 7'10" (4.01m x 2.40m)

Window to front.

Bedroom 3

9'1" x 6'9" (2.78m x 2.06m)

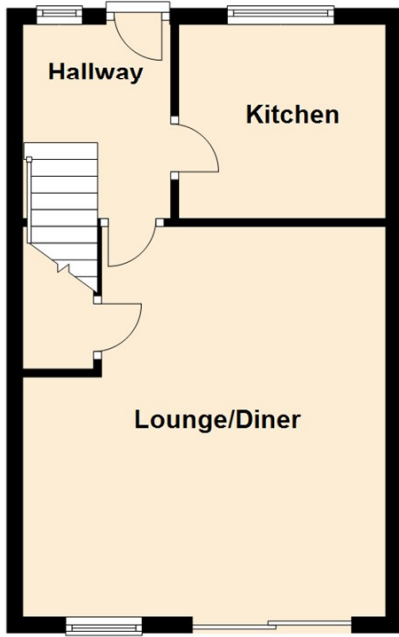
Window to front.

Bathroom

Window to rear, door to:

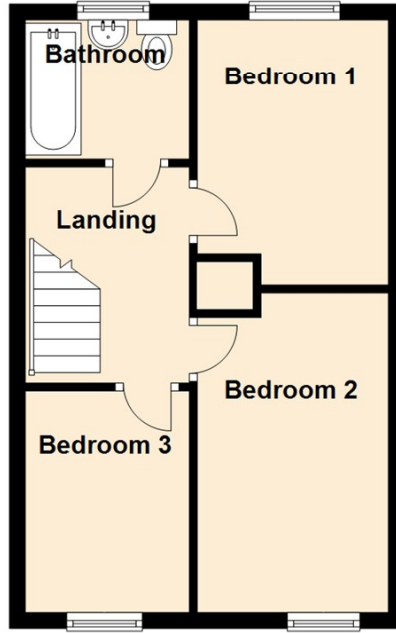
Ground Floor

Approx. 34.0 sq. metres (366.0 sq. feet)

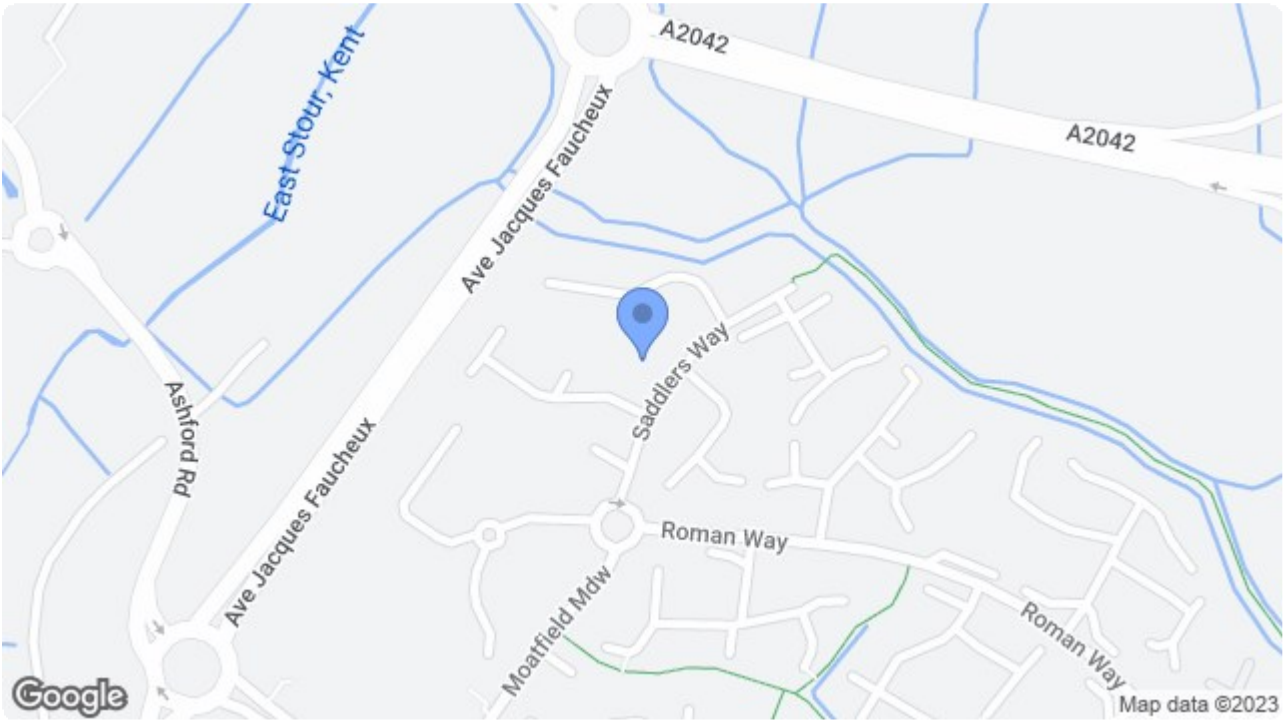


First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 68.0 sq. metres (732.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		69	
(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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