



MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



298 Beaver Road, Ashford, Kent TN23 7SP

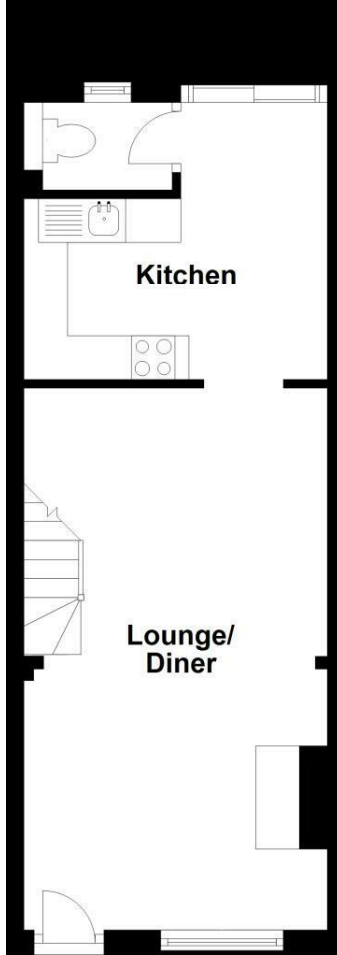
£995 Per Month

With a short walk to the Ashford International train station and a few doors down from the independent bakery and other convenience stores and local pub. *Available for immediate occupation*

Room sizes:

- Entrance
- Lounge/Diner: 20'4 x 11'5 (6.20m x 3.48m)
- Kitchen: 11'8 (3.56m) x 10'5 (3.18m) narrowing to 6'10 (2.08m)
- Toilet
- Landing
- Bedroom 1: 11'6 (3.51m) narrowing to 10'6 (3.20m) x 9'11 (3.02m)
- Bedroom 2: 10'0 (3.05m) x 6'2 (1.88m) narrowing to 5'2 (1.58m)
- Bathroom
- Front & Rear Gardens
- Outbuilding

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		60
(81-91) B		
(69-80) C		
(55-68) D	53	
(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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