



# MARTINS ESTATES

SALES AND LETTINGS

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

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**40 Quantock Drive, Ashford, Kent TN24 8RJ**

**£1,250 Per Month**

A two-bedroom semi-detached bungalow close to Ashford town centre.

The accommodation comprises an entrance hall with doors to all principal rooms, including the two bedrooms, shower room and lounge.

The front garden has been block paved to provide additional parking; the rear garden gives access to the garage.

The property has been fully redecorated and benefits from a brand-new kitchen.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			89
(92 plus) A			
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			91
(92 plus) A			
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

