

**MARTINS
ESTATES**
SALES AND LETTINGS



10 Willington
Ashford, Kent TN23 5YF

Asking Price £265,000

An ideal opportunity for first time buyers' or Landlords' alike to purchase this two bedroom staggered end of terrace property situated in the popular area of Washford Farm.

Accommodation comprises: entrance porch opening into the lounge which overlooks the front aspect and has stairs leading to the first floor accommodation. The kitchen has a range of white fitted units, wood effect work top, integrated electric oven and hob with canopy extractor hood above. There is also an integrated dishwasher and freestanding washing machine.

A courtesy door opens to the rear garden.

On the first floor, there is a master bedroom to the rear with built-in over-stairs cupboard, a further bedroom to the front aspect.

The family bathroom is fully tiled floor to ceiling and benefits from a bath with shower attachment, WC, pedestal sink and separate shower cubicle with Rainfall shower head.

To the exterior, the rear garden has an area of hard standing used as a patio area and is enclosed on all sides and is mainly laid to lawn.

This property further benefits from one allocated parking space and a garage en bloc.



Lounge

13'8" x 12'1" (4.16m x 3.68m)
Window to front, door to:

Entrance Hall**Entrance Hall**

Door to:

Lounge

13'8" x 11'9" (4.16m x 3.58m)

WC**Kitchen/Diner**

12'0" max x 8'9" (3.66m max
x 2.67m)

**Understair Storage
Cupboard****Kitchen**

12'7" x 12'1" (3.83m x 3.68m)
Stairs, door to:

Bedroom 1

8'8" x 11'9" (2.63m x 3.58m)
11'9" x 8'10"

Conservatory

Window to front, two
windows to rear, sliding door.

Bedroom 2

11'9" x 9'11" narrowing to 7'6"
(3.58m x 3.02m narrowing to
2.29m)

Bedroom 2

7'10" x 11'9" (2.40m x 3.58m)
Window to front, door to:

Bathroom

8'7" x 5'11" (2.62m x 1.80m)

Shower Room

Door to:

Landing**Bedroom 1**

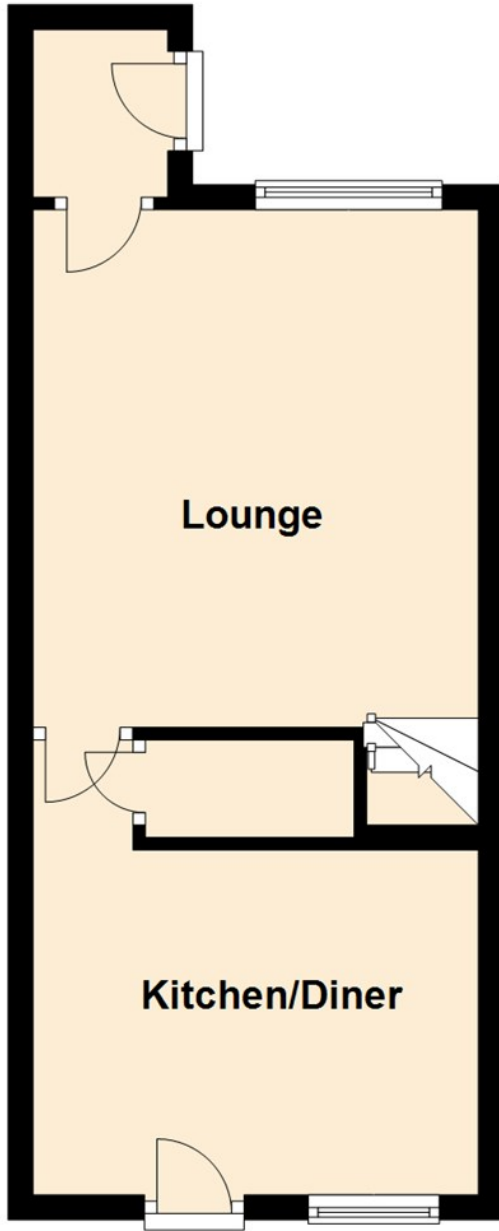
8'9" x 11'9" (2.66m x 3.58m)
Window to rear, door to:



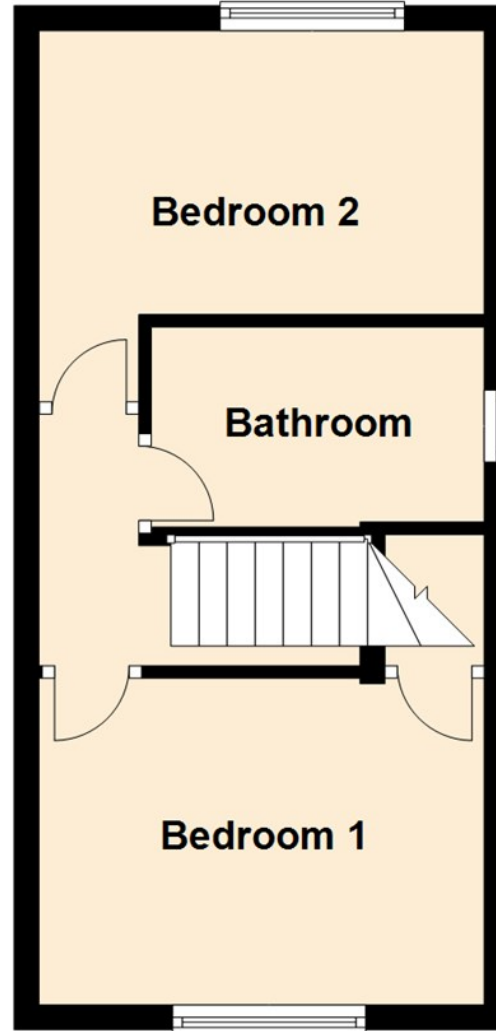




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(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			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B		71	
(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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