



# MARTINS ESTATES

SALES AND LETTINGS

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

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**6 James Street, Ashford, TN23 1NB**

**£1,350**

A beautifully presented three-bedroom terraced house close to Ashford town centre but in an established quiet residential area. The accommodation comprises an entrance hall with doors to the lounge and dining area. The lounge has a bay window overlooking the front of the property and is open to the dining area with a window overlooking the rear garden. A door opens from the dining area into the modern kitchen with a door to the rear patio and garden and a further door to the bathroom with a WC wash, hand basin and bath. On the first floor, there are three good-sized bedrooms. The property has front and rear gardens and is available immediately.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b> <b>68</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**69 HIGH STREET, ASHFORD, KENT TN24 8SF**

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