



**MARTINS
ESTATES**

SALES AND LETTINGS



**52 Alfred Road
Ashford, TN24 0PH**

Asking Price £269,995

Nestled on Alfred Road in the charming town of Ashford, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and well-maintained home. Boasting three spacious bedrooms, this property is perfect for families or individuals looking for extra space. The inviting reception room offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The house features a well-appointed bathroom, ensuring convenience for all residents. The property is in excellent condition, reflecting the care and attention it has received over the years. With parking available for one vehicle, you will find it easy to come and go as you please.

One of the standout features of this home is its prime location. It is within walking distance of the International Passenger Station, making it an ideal choice for commuters or those who enjoy travelling. Additionally, the renowned Designer Outlet is just a short stroll away, offering a fantastic selection of shops and dining options.

This terraced house on Alfred Road is not just a property; it is a place where you can create lasting memories. With its combination of space, condition, and location, it is a rare find in the Ashford area. Whether you are looking to buy or rent, this home is sure to impress. Do not miss the chance to make it your own.



Kitchen

9'5" x 8'11" (2.89m x 2.72m)

Dining Room

12'5" x 10'9" (3.80m x 3.29m)

Lounge

11'8" x 10'0" (3.56m x 3.07m)

Bedroom 1

10'1" x 9'10" (3.09m x 3.01m)

Bedroom 2

10'10" x 9'7" (3.31m x 2.93m)

Bedroom 3

9'3" x 8'10" (2.84m x 2.71m)







Alfred Road, Ashford, TN24

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1165126)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(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		
(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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