



# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



**15 Oxen Lease, Ashford, TN23 4YT**

**Offers In The Region Of £270,000**

Nestled in the charming area of Oxen Lease, Ashford, this semi-detached house presents an excellent opportunity for those seeking a comfortable and modern living space. Spanning 743 square feet, the property boasts two well-proportioned bedrooms and a welcoming reception room, perfect for both relaxation and entertaining.

Built in 1987, this home has recently undergone refurbishment, ensuring that it will be presented in pristine condition for its new occupants. The entire property is being redecorated, allowing for a fresh and contemporary aesthetic that will appeal to a wide range of tastes. Additionally, new carpets are on order, further enhancing the comfort and style of the interior.

For those with vehicles, the property offers convenient parking for one vehicle, along with a garage and off-road parking options, making it ideal for families or individuals with multiple cars.

This delightful home is available now, making it a perfect choice for anyone looking to settle in a desirable location with modern amenities. With its thoughtful updates and practical features, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home in Ashford.

## 15 Oxen Lease, Ashford, TN23 4YT

### Kitchen

11'11"x 9'1" (3.65mx 2.78 )

### Sitting/ Dining Room

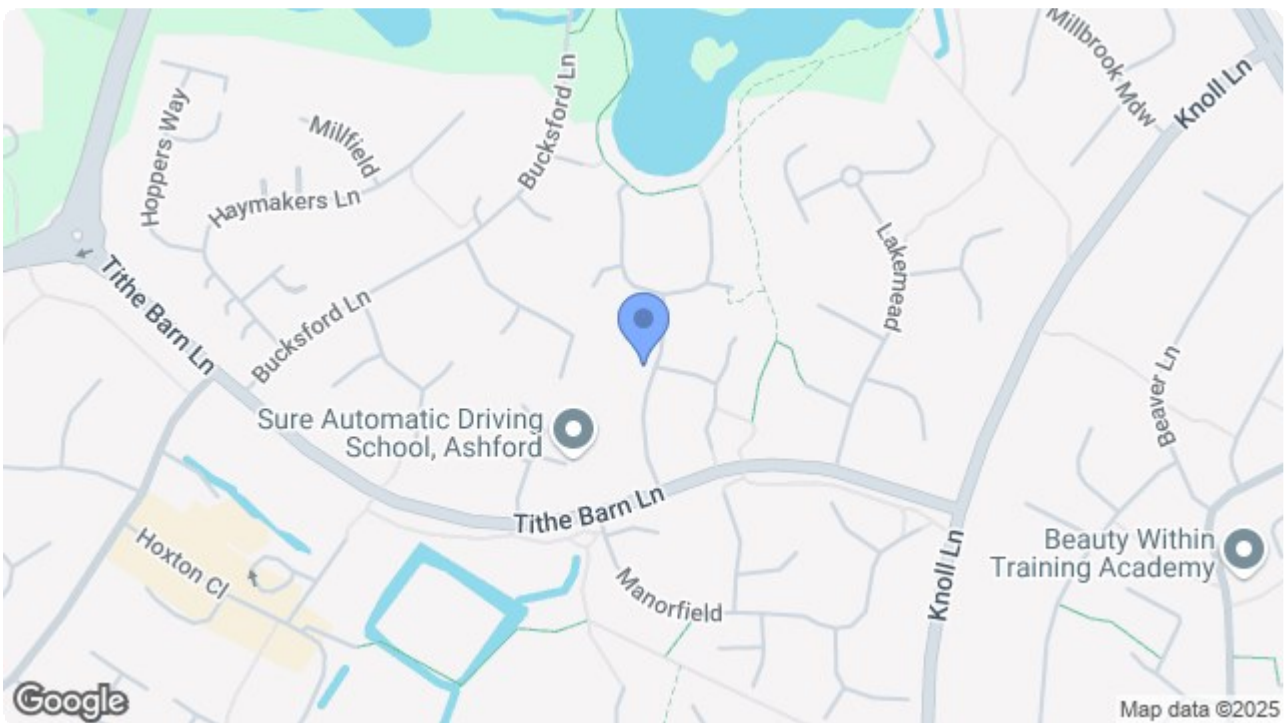
16'7"x 12'0" (5.06mx 3.67m )

### Bedroom 1

12'0" x 9'3" (3.68m x 2.82m )

### Bedroom 2

12'0" x 9'8" (3.68m x 2.96m )



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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

Tel: 01233 610444 [www.martinsstates.co.uk](http://www.martinsstates.co.uk) email: [sales@martinsstates.co.uk](mailto:sales@martinsstates.co.uk)



Martins Estates Property Management Ltd  
 Registered in England and Wales No. 10031401  
 Registered office: 69 High Street, Ashford, Kent, TN24 8SF  
 Martins Wilkins T/A Martins Estates Sales and Lettings