

**MARTINS  
ESTATES**  
SALES AND LETTINGS



**25 Orchid Court  
Kingsnorth, Ashford TN23 3GG**

**Offers In Excess Of £225,000**



Guide price £225,000 to £235,000. Welcome to this charming detached coach house located at 25 Orchid Court, Bridgefield, Kingsnorth, Ashford, Kent. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, small families, or those looking to downsize or a fabulous investment property.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation and entertaining. The property boasts two spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. The layout is thoughtfully designed to maximise space and light, creating a welcoming atmosphere throughout.

One of the standout features of this coach house is the garage, providing ample storage or the perfect space for a workshop. Additionally, there is parking available for one vehicle, ensuring that you have a secure place for your car.

Situated with easy access to Junction 10, this property is well-connected for those commuting or wishing to explore the surrounding areas. The freehold status of the property offers you complete ownership and flexibility, making it a sound investment.

With no onward chain, you can move in without delay and start enjoying your new home right away. This property is a rare find in a desirable location, and it is sure to attract interest. Do not miss the opportunity to make this lovely coach house your own.





### Lounge/ Dining Room

18'2" x 14'0" (5.54m x 4.27m )

### Kitchen

7'2" x 5'6" (2.19m x 1.69m )

### Bedroom 1

13'11" x 11'3" (4.25m x 3.45m )

### Bedroom 2

10'11" x 6'6" (3.35 x 2.00m )



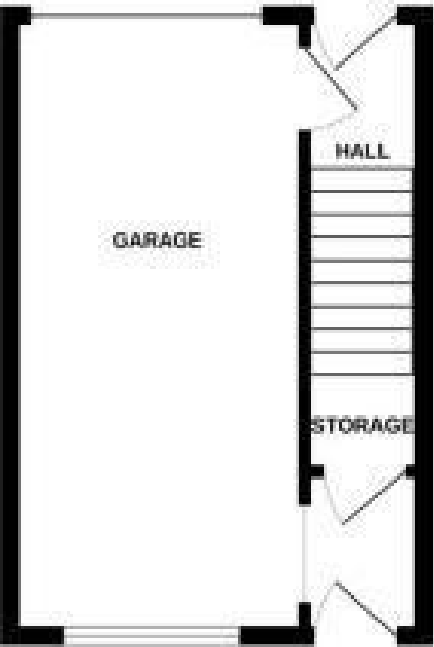




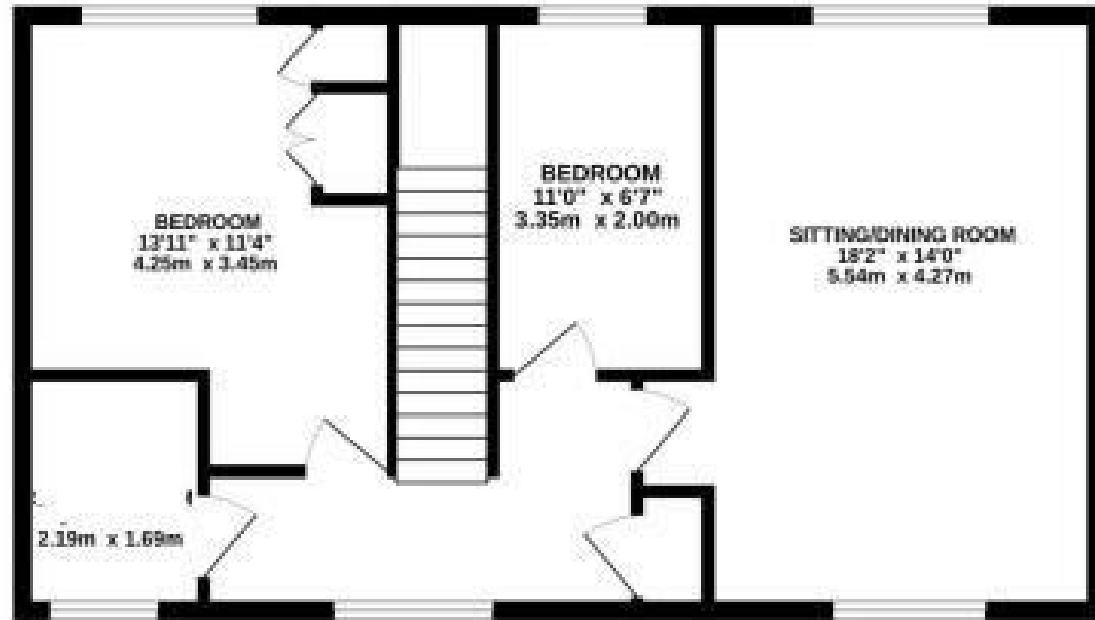




GROUND FLOOR



1ST FLOOR



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>	75	75
(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		

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