

**MARTINS  
ESTATES**  
SALES AND LETTINGS



55 Hardinge Road  
Kent, TN24 8HB

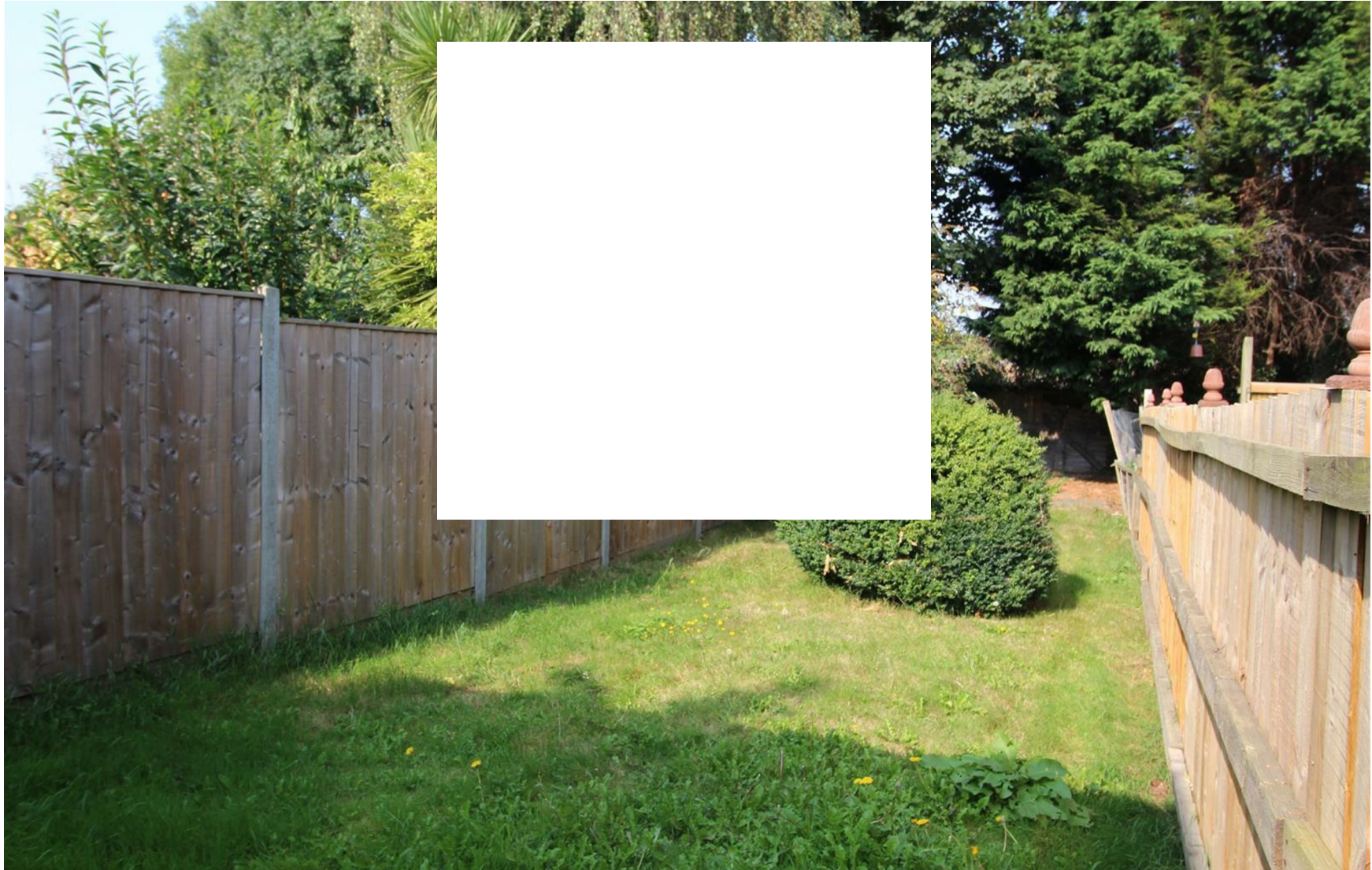
Asking Price £259,995

## 55 Hardinge Road, Kent, TN24 8HB

Calling all Investors. A well-presented two-bedroom mid-terrace house with a first-floor bathroom just a minute's walk from Ashford Town Centre and the International Passenger Station. The property has permit parking, gas central heating and benefits from a large garden room. The accommodation comprises an entrance hall with doors to the lounge with a bay opening to the front of the property. There are stairs to the first-floor landing and a door to the internal hall with doors to the dining area and kitchen.

On the first floor, there are two double bedrooms and a large family bathroom with WC wash, hand basin, and bath with shower attachment.

A door opens from the kitchen into the rear courtyard with access to the garden and the garden room, with a personal door to the courtyard and a sliding patio door opening onto the veranda overlooking the rear garden. The garden is enclosed on all sides with close-boarded fencing and is principally laid to lawn.





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>85</b>
	<b>64</b>	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(21-34) <b>E</b>		
(11-20) <b>F</b>		
(1-10) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>83</b>
	<b>58</b>	

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