



# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



**25 Augustine Drive, Finberry, TN25 7GH**

**Asking Price £300,000**

Nestled in the charming Augustine Drive, Finberry, this delightful end terrace house is a gem waiting to be discovered. Boasting a contemporary living space, two inviting bedrooms, and a modern bathroom with a shower, this property offers comfort and style in equal measure.

Built in 2018, this house exudes contemporary elegance and is impeccably maintained, making it a true haven for those seeking a peaceful retreat. The addition of a utility room and a ground floor cloakroom adds to the convenience and functionality of the space, ensuring that daily tasks are a breeze.

With a generous 764 sq ft of living space, this property provides ample room for relaxation and entertainment. The water softener further enhances the quality of living, offering a touch of luxury to everyday life providing softened water throughout the house.

Parking is always a breeze with space for two vehicles, eliminating the hassle of searching for a spot after a long day. The immaculate condition of the house speaks volumes about the care and attention it has received, promising a move-in ready experience for the new owners.

The property benefits from front and rear gardens, with the rear garden providing a low maintenance artificial grassed area making it usable throughout the year.

Don't miss the opportunity to make this house your home - book a viewing today and step into a world of comfort, style, and convenience at Augustine Drive.

## 25 Augustine Drive, Finberry, TN25 7GH

**Open plan contemporary living space**

**Utility room**

With door to rear garden

**Ground floor cloakroom**

**Landing**

**Bedroom 1**

With large walk in wardrobe with double sliding doors

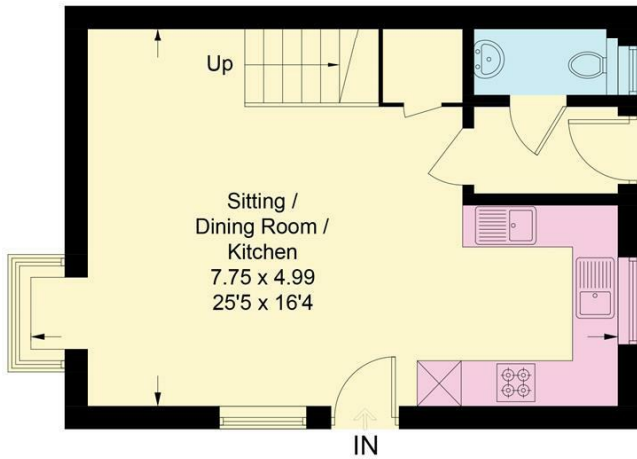
**Bedroom 2**

**Family Bathroom**

Four piece suite with Separate shower cubicle, WC, Washhand basin and bath.

# Augustines Drive, Ashford, TN25

Approximate Gross Internal Area = 70.9 sq m / 763 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1105296)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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