

**MARTINS
ESTATES**

SALES AND LETTINGS

37 Bishops Green
Ashford, Kent TN23 5BQ
Asking Price £199,995

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Welcome to this charming property located in the picturesque Bishops Green, Ashford. This delightful house boasts a cosy reception room, perfect for relaxing after a long day. With one spacious bedroom and a modern bathroom, this property is ideal for a single professional or a couple looking for a comfortable home.

The newly fitted kitchen is a standout feature, offering a fresh and inviting space to prepare delicious meals. The property has been recently upgraded with new carpets and redecoration throughout, giving it a bright and contemporary feel.

Convenience is key with parking available for one vehicle, ensuring you never have to worry about finding a spot after a busy day. The property being offered with no onward chain means you can move in hassle-free and start enjoying your new home right away.

Don't miss the opportunity to view this lovely property - it's ready and waiting for you to make it your own. Book a viewing today and envision yourself living in this wonderful home in Bishops Green. Recently redecorated with newly fitted - A perfect opportunity for the first-time buyer or investor. Quietly located in a cul-de-sac position, this one-bedroom cluster home benefits from gas heating, double glazing and allocated parking. The accommodation offers one double bedroom, open plan living space with spiral staircase, fitted kitchen, bathroom and garden,

Canopy porch over:

Built in storage cupboard, front door with small glazed panel giving to:

OPEN PLAN LOUNGE/DINING AREA

17' x 13' 7"

Double glazed window to side, radiator, storage cupboard, spiral staircase to first floor.

KITCHEN AREA

8' 9" x 5' 6"

Double glazed window to front, range of worktops with matching base units under, one wall cupboard over, plumbing for washing machine, gas and electric cooker points, wall mounted boiler serving gas heating and hot water

LANDING

Airing cupboard housing insulated copper water cylinder,

DOUBLE BEDROOM

13'6" x 9'3"

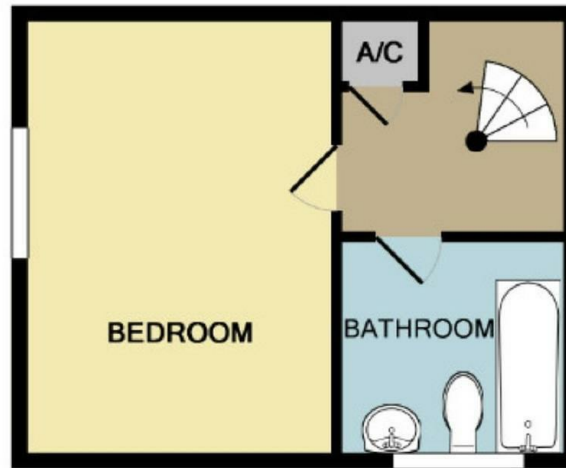
Double glazed window to side, radiator.

BATHROOM

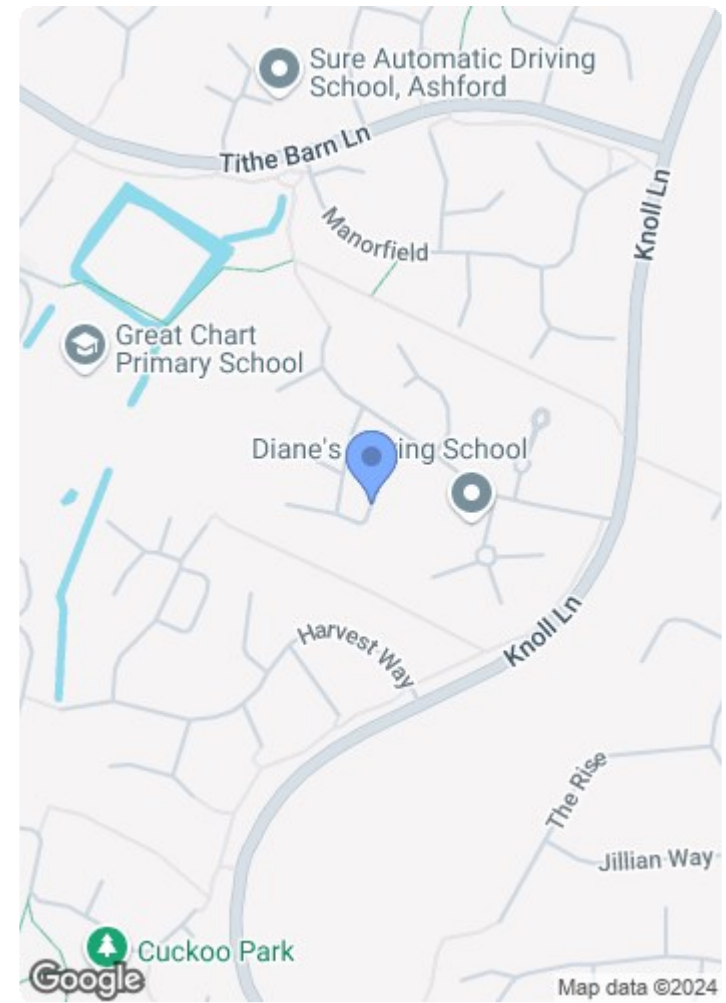




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (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 | |

69 HIGH STREET, ASHFORD, KENT TN24 8SF
 Tel: 01233 610444 www.martinestates.co.uk email: sales@martinestates.co.uk



Martine Estates Property Management Ltd
 Registered in England and Wales No. 10981401
 Registered office: 69 High Street, Ashford, Kent, TN24 8SF
 Martine Wilkins T/A Martine Estates Sales and Lettings

