



# MARTINS ESTATES

SALES AND LETTINGS

69 High Street  
Ashford  
Kent  
TN24 8SF

Tel: 01233 610 444



**122 Christchurch Road, Kent, TN23 7UZ**

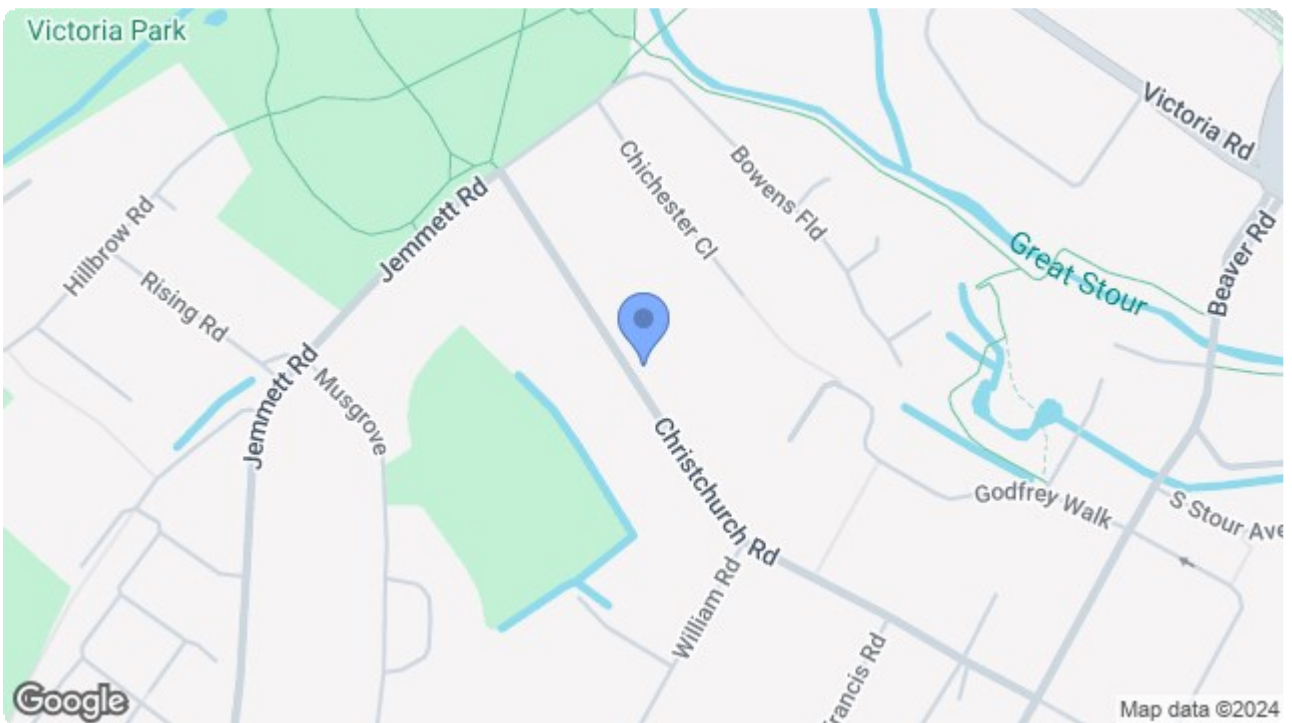
**£1,350 PCM**

A three-bedroom end-of-terrace house situated within walking distance of Ashford International Train Station!

The property comprises an entrance hallway, lounge, dining area, kitchen with appliances, and ground-floor bathroom. On the first floor, there are two double bedrooms, one single bedroom, and an additional bathroom. The property also benefits from gas central heating, double glazing throughout, and a large rear garden.

**NO PETS, NO SMOKERS.**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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			82
(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			
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