



# MARTINS ESTATES

SALES AND LETTINGS

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

**Tel:** 01233610444



**109 Wood Lane, Ashford, Kent TN23 3AQ**

**Asking Price £275,000**

A beautifully presented two-bedroom mid-terrace home, ideally situated in a popular residential area. Recently refurbished throughout, this attractive property offers bright and modern living spaces, making it an ideal choice for first-time buyers, small families, or investors alike.

The accommodation comprises a welcoming lounge with direct access to the rear garden, a well-appointed kitchen, and a modern family bathroom. Both bedrooms are generously sized, with the master bedroom benefiting from built-in wardrobes.

The property has been newly carpeted and freshly decorated throughout, creating a clean and contemporary feel. Additional features include UPVC double-glazed windows and gas central heating for year-round comfort.

Outside, there is a private rear garden, perfect for relaxing or entertaining, along with off-road parking to the front of the property.

**109 Wood Lane, Ashford, Kent TN23 3AQ**

**Lounge/ Dining Room**

14'11" x 9'7" (4.55m x 2.94m )

**Kitchen**

11'2" x 8'8" (3.42m x 2.66m )

**Bedroom 1**

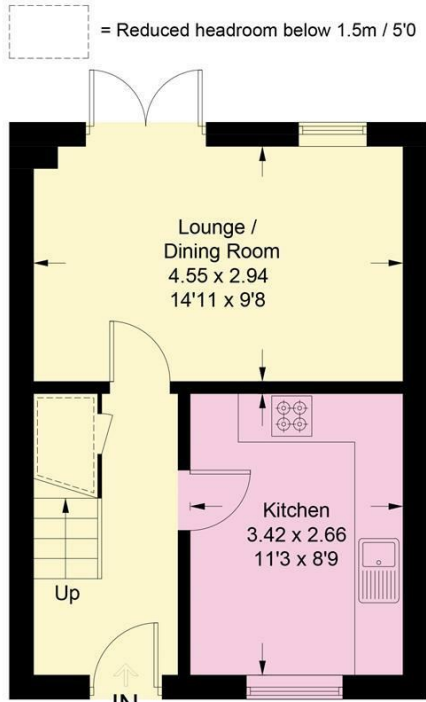
15'0" x 9'3" (4.58m x 2.83m )

**Bedroom 2**

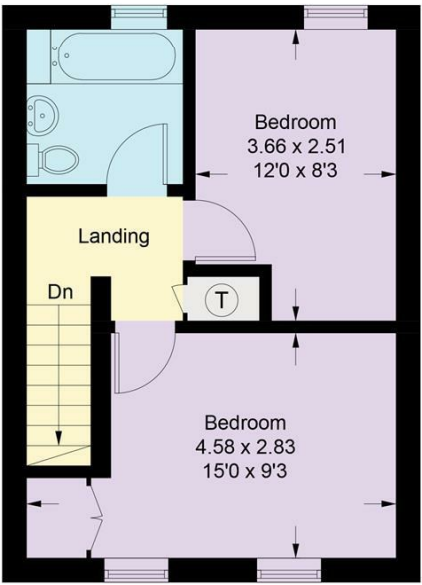
12'0" x 8'2" (3.66m x 2.51m )

# Wood Lane, Ashford, TN23

Approximate Gross Internal Area = 61.1 sq m / 658 sq ft

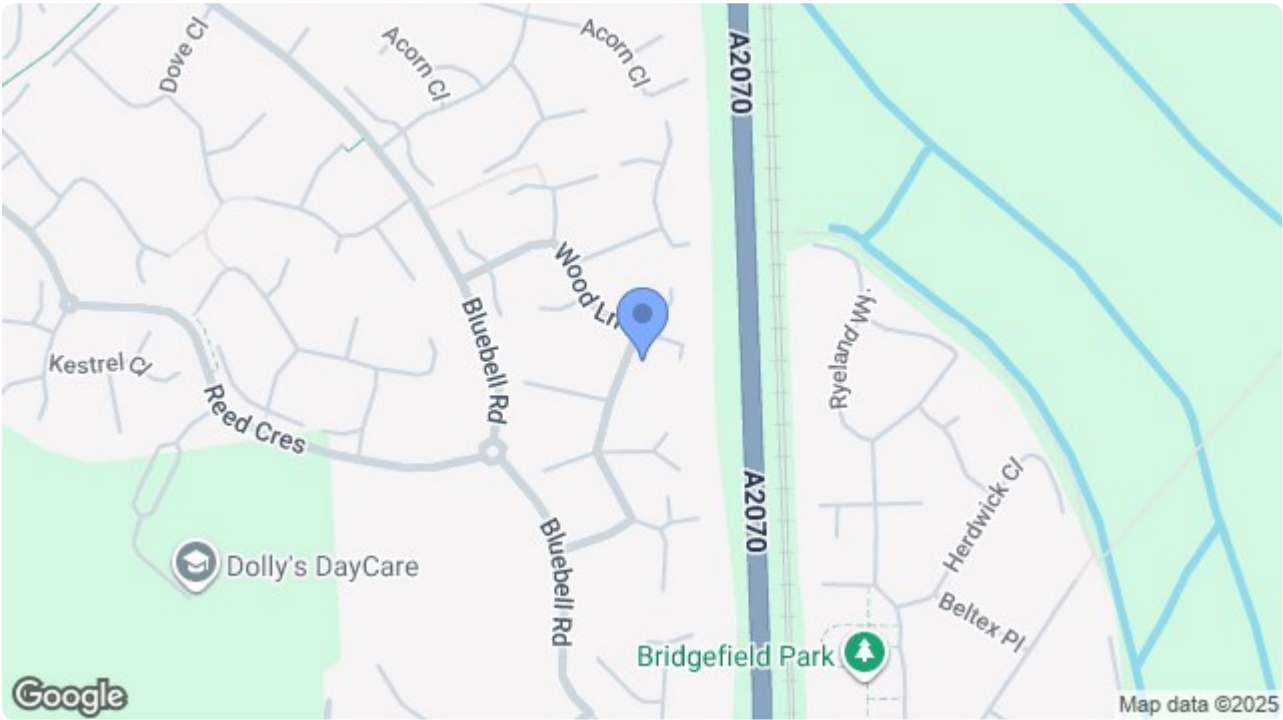


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255380)



| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          | <b>71</b> | <b>90</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 |           |                                                                                     |
| England & Wales                             |           | EU Directive<br>2002/91/EC                                                          |
|                                             |           |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential                                                                             |
|-----------------------------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  | <div>70</div>              | <div>91</div>                                                                         |
| (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<br>2002/91/EC |  |

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