

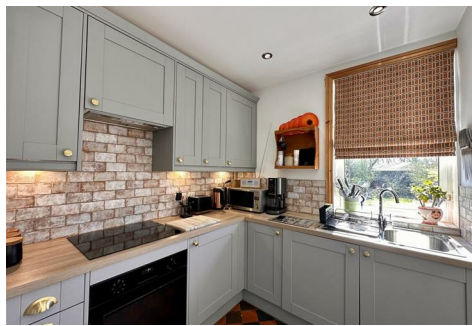


MARTINS ESTATES

SALES AND LETTINGS

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38 Victoria Road, Ashford, TN23 7HE

Asking Price £325,000

Nestled on the charming Victoria Road in Ashford, this delightful house offers a perfect blend of modern convenience and classic character. Built in 1935, the property has been thoughtfully updated, featuring a new roof installed in 2023, rewiring completed in 2020, and a contemporary kitchen that was added in 2022.

Spanning an impressive 1,087 square feet, the home boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those seeking a comfortable home office. The bathroom is conveniently located, ensuring ease of access for all.

The property retains some original features, adding a touch of charm and character that is often sought after in homes of this era. The UPVC double glazed windows and doors not only enhance the aesthetic appeal but also improve energy efficiency, making this home both stylish and practical.

One of the standout features of this property is the large south-facing rear garden, providing a perfect outdoor space for relaxation, gardening, or entertaining during the warmer months.

Location is key, and this home is just minutes away from the international passenger station, making it an excellent choice for commuters. Additionally, Ashford town centre is within easy reach, offering a variety of shops, restaurants, and amenities.

This property presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. Don't miss the chance to make this charming house your new home.

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Sitting Room

14'0" x 11'8" (4.28 x 3.56)

Dining Room

13'2"x 9'10" (4.02x 3.02)

Kitchen

9'5" x 7'4" (2.88 x 2.25)

Bedroom 1

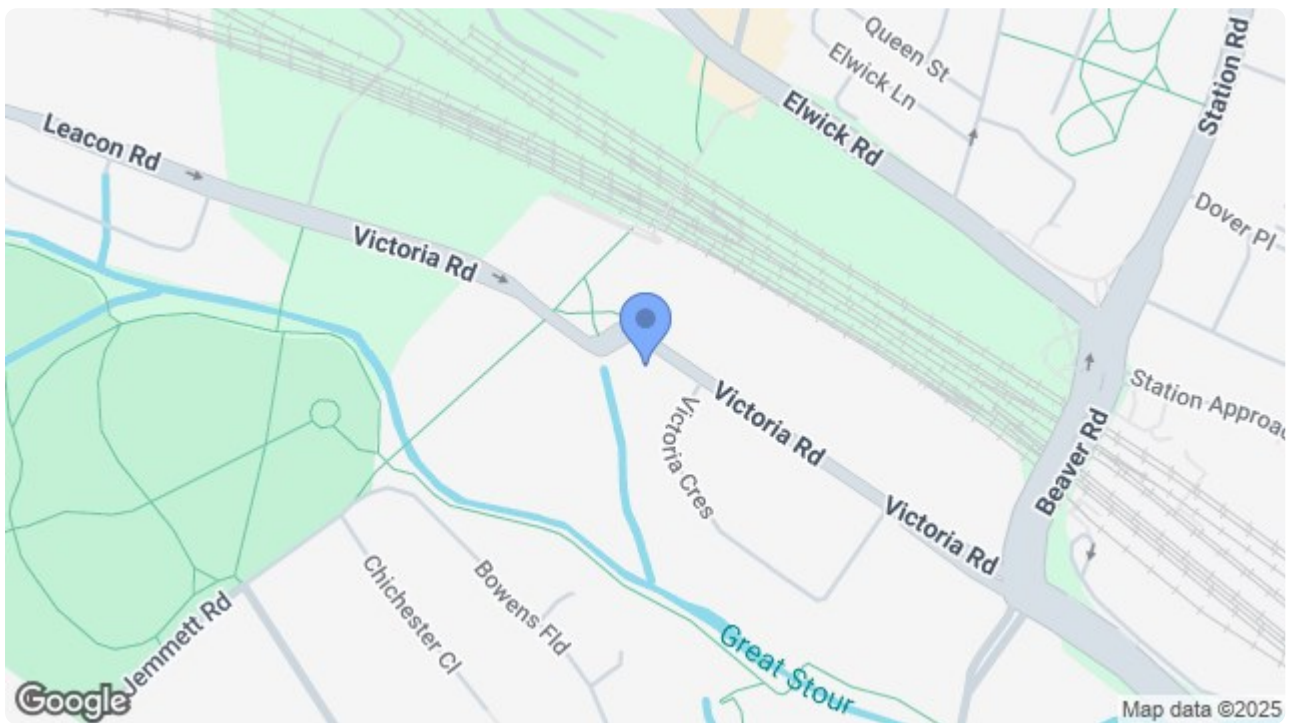
14'0" x 11'8" (4.29 x 3.57)


Bedroo, 2

13'2" x 9'11" (4.02 x 3.04)

Bedroom 3

9'5" x 7'5" (2.88 x 2.27)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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