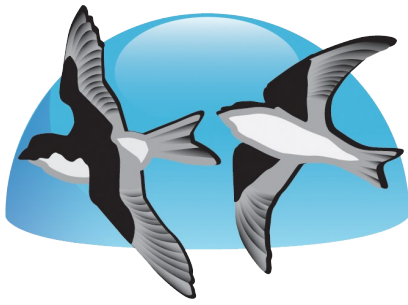




MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



298 Beaver Road, Ashford, Kent TN23 7SP

Asking Price £209,995

Situated in a convenient and well-connected location, this well-presented two-bedroom mid-terrace home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers or investors alike.

The accommodation comprises a bright and spacious open-plan lounge/dining room, which flows seamlessly into the kitchen, creating an excellent space for both everyday living and entertaining. A ground floor cloakroom/WC adds further practicality. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a larger-than-average rear garden, providing an excellent outdoor space for relaxing, entertaining or gardening.

The property enjoys an excellent location close to Ashford Designer Outlet, Ashford International Station, offering high-speed rail services to London St Pancras in around 37 minutes, and the town centre with its wide range of shops, restaurants and leisure facilities. The M20 motorway is also easily accessible, making commuting straightforward, while nearby parks, schools and local amenities further enhance the appeal of this popular location.

Offered with vacant possession and available for immediate viewing, this is a fantastic opportunity to acquire a home that combines convenience, excellent transport links and strong investment potential.

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•Lounge/Diner

20'4" x 11'5" (6.20m x 3.48m)

Kitchen:

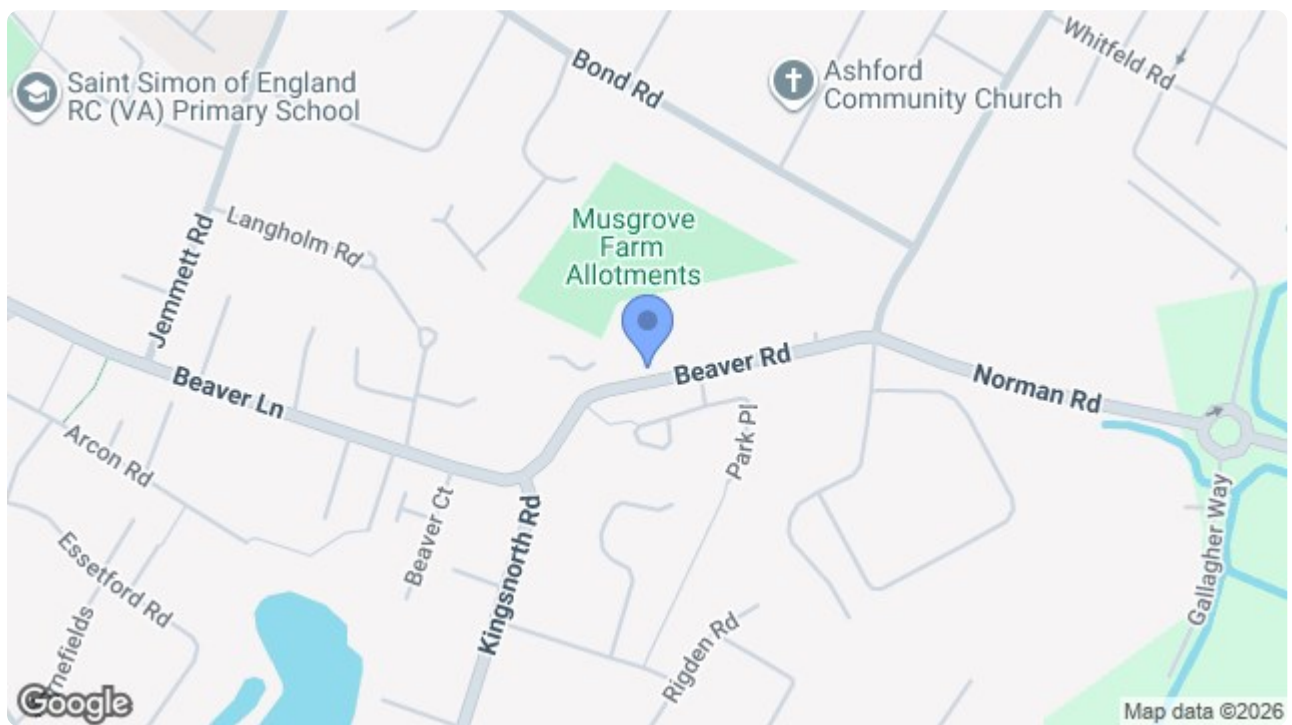
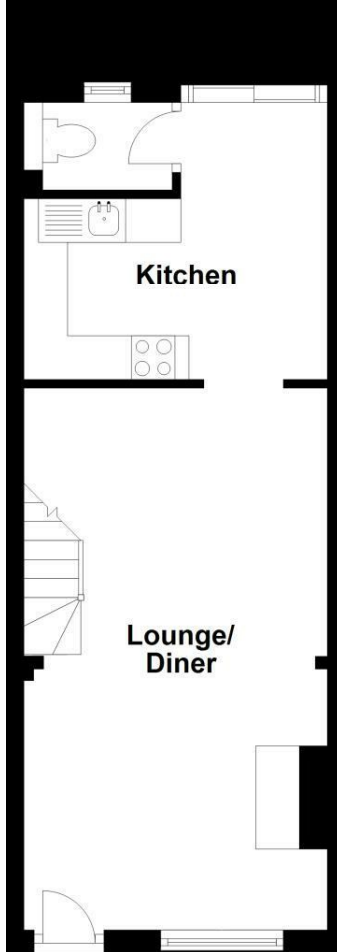
11'8" x 10'5" (3.56 x 3.18m)

Bedroom 1

11'6" (10'5") (9'10") (3.51m) (3.20m) (3.02m))

Bedroom 2

(10'0") x (6'2")x (5'2") ((3.05m) x (1.88m)x (1.58m))



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	57	
(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		60
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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