



MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



10 Willingdon, Ashford, TN23 5YF

£1,200 Per Month

A two bedroom staggered end of terrace property situated in the popular area of Washford Farm.

Accommodation comprises: entrance porch opening into the lounge which overlooks the front aspect and has stairs leading to the first floor accommodation.

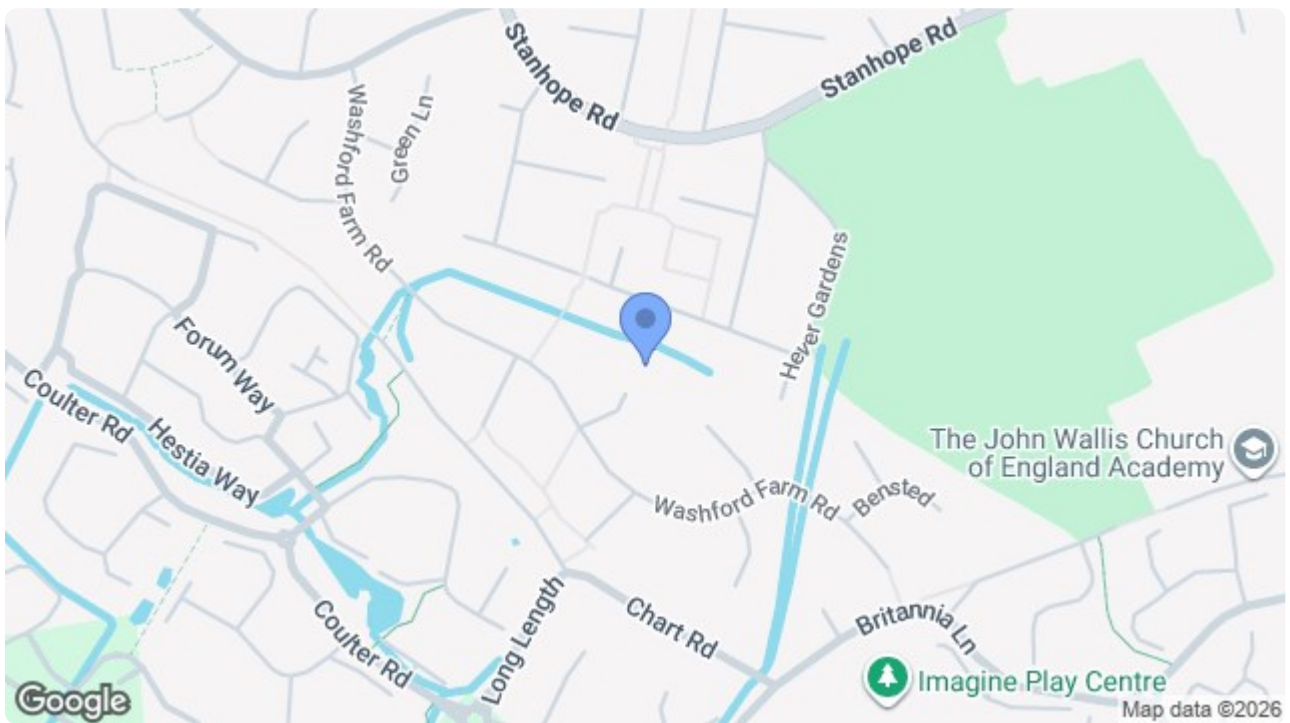
The kitchen has a range of white fitted units, wood effect work top, integrated electric oven and hob with canopy extractor hood above. There is also an integrated dishwasher and freestanding washing machine.

On the first floor, there is a master bedroom to the rear with built-in over-stairs cupboard, a further bedroom to the front aspect. The family bathroom is fully tiled floor to ceiling and benefits from a bath with shower attachment, WC, pedestal sink and separate shower cubicle with Rainfall shower head.

To the exterior, the rear garden has an area of hard standing used as a patio area and is enclosed on all sides and is mainly laid to lawn.

This property further benefits from one allocated parking space and a garage en bloc.

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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