



# MARTINS ESTATES

SALES AND LETTINGS

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

**Tel: 01233610444**



**44 Hawks Way, Ashford, TN23 5UW**

**Asking Price £232,500**

**\*\* NO ONWARD CHAIN\*\***

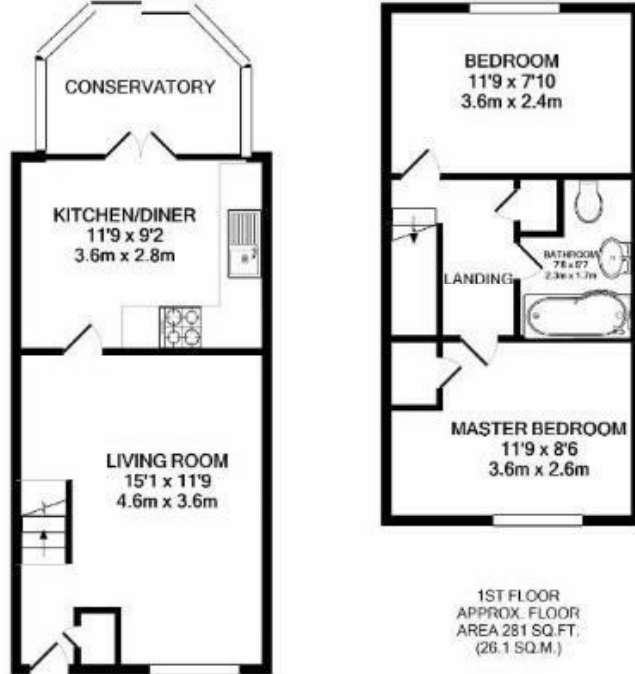
Welcome to Hawks Way, Ashford - a charming mid-terrace house that is sure to capture your heart! This delightful property boasts a cosy reception room, perfect for relaxing after a long day. With two lovely bedrooms, there's plenty of space for a small family or guests. The bathroom is modern and convenient, adding a touch of luxury to your daily routine.

Built in 1980, this house has been lovingly redecorated throughout, giving it a fresh and inviting feel. The conservatory is a wonderful addition, providing a sunny spot to enjoy your morning coffee or unwind with a good book. Situated in an elevated position, it's light and airy.

With 657 sq ft of space, this property offers a comfortable and homely atmosphere. This house is available now and ready to welcome its new owners. Don't miss out on the opportunity to make this house your home - book a viewing today and start envisioning your future in this lovely abode on Hawks Way!

**44 Hawks Way, Ashford, TN23 5UW**

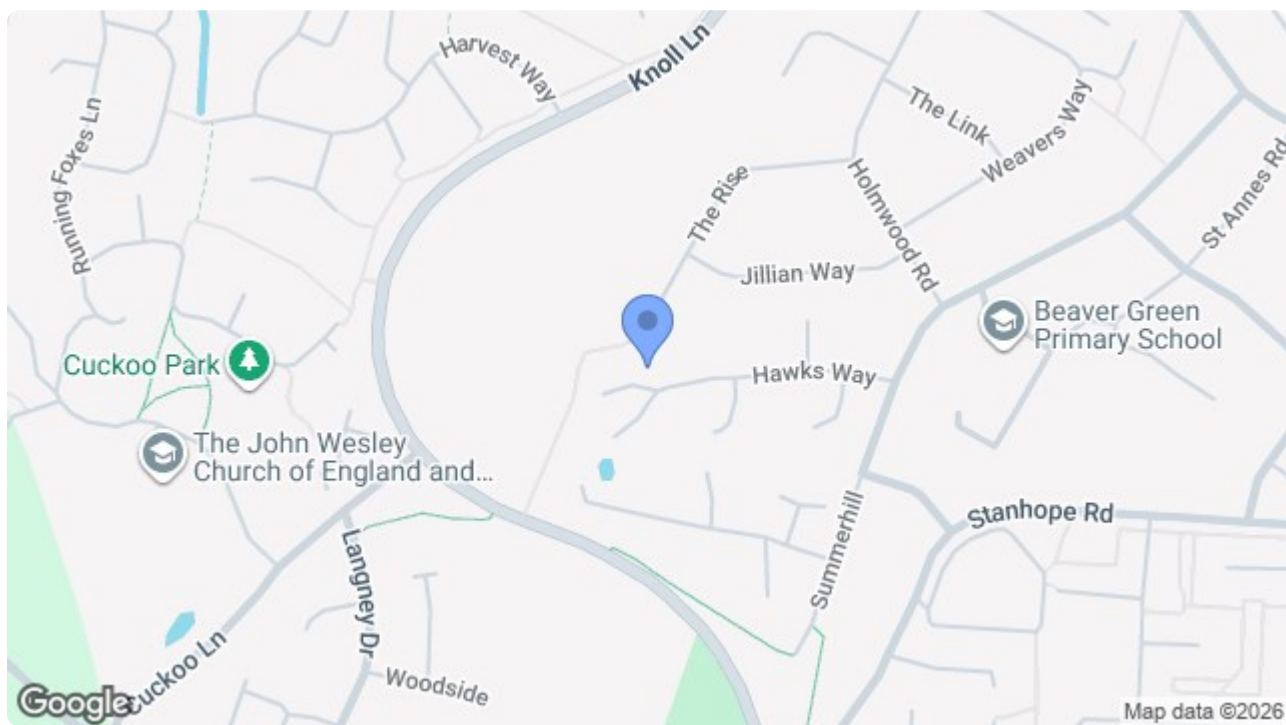






**TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>71</div>	<div>89</div>
(92 plus) <b>A</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 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC
		

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