



# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



**138 Christchurch Road, Ashford, TN23 7XA**

**£1,350 Per Month**

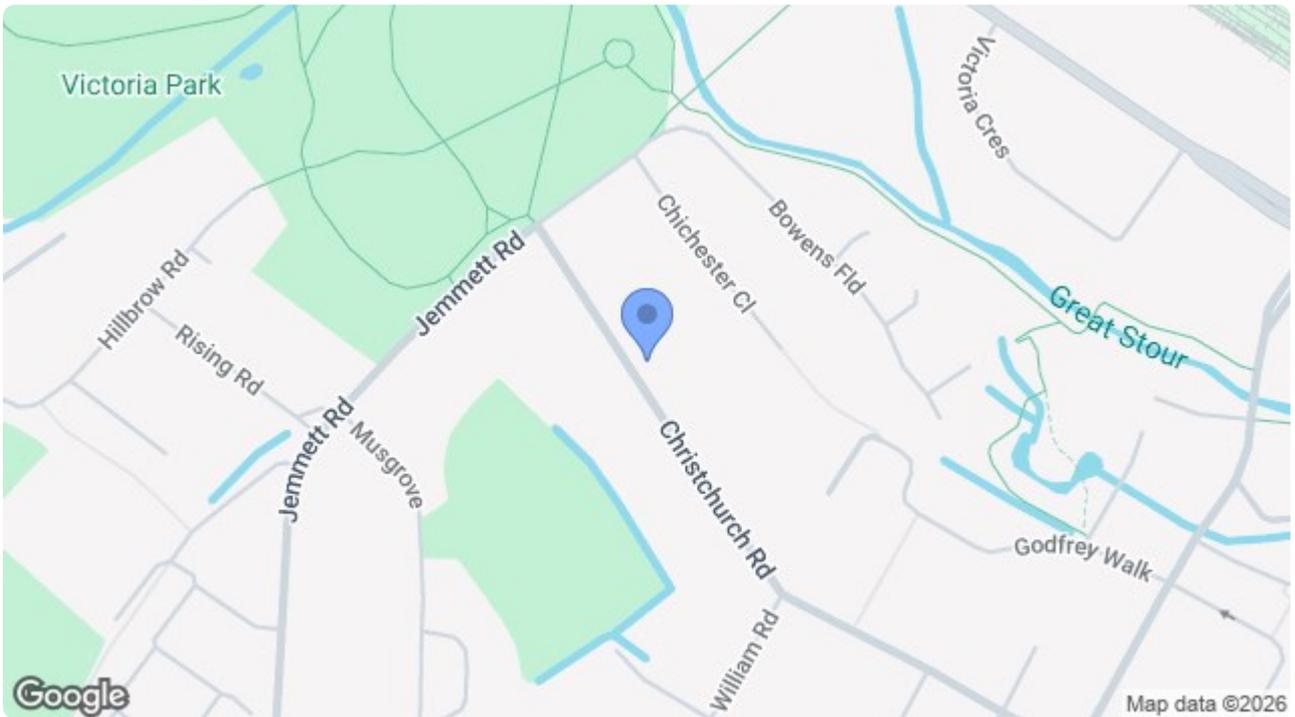
Nestled on the charming Christchurch Road in Ashford, this delightful mid-terrace house offers a perfect blend of comfort and modern living. The property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house has recently been redecorated, ensuring a fresh and contemporary feel throughout. This thoughtful update allows you to move in with ease, without the need for immediate renovations.

The property also boasts a well-appointed bathroom, catering to the needs of a busy household. The layout is practical and functional, providing a comfortable living experience for all residents.

Situated in a desirable location, this home is conveniently close to local amenities, schools, and transport links, making it an excellent choice for those who value accessibility and community.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			84
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			84
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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