

# MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



**26 Britannia Lane, Ashford, TN23 3PL**

**Asking Price £249,995**

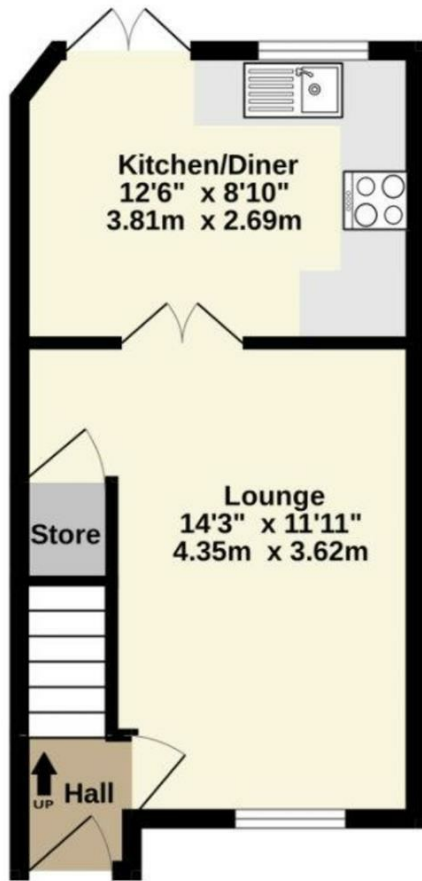
£255,000 - £260,000 Set within this ever-popular modern development, 26 Britannia Lane offers an excellent opportunity for buyers or investors looking to add value. Ideally located for access to the Ashford Designer Outlet and the Ashford International Station, this well-proportioned two-bedroom mid-terrace home combines convenience with future potential.

The accommodation includes a hallway with stairs to the first floor and a welcoming lounge to the front and a spacious kitchen/diner at the rear, opening onto the garden. Upstairs are two good-sized bedrooms along with a family bathroom.

Outside, the property enjoys a private rear garden—ideal for outdoor dining or simple relaxation—while the front of the house benefits from off-street parking.

Perfect for first-time buyers, downsizers, or those seeking a strong rental investment, this property represents a fantastic chance to secure a home in a high-demand location with clear scope for improvement.

**26 Britannia Lane, Ashford, TN23 3PL**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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