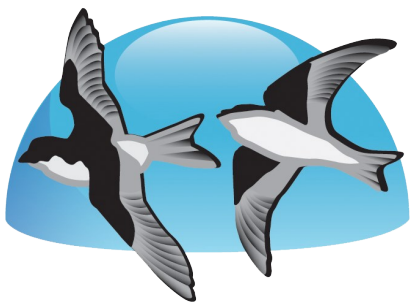




MARTINS ESTATES

SALES AND LETTINGS

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

Tel: 01233610444



106 Christchurch Road, Ashford, TN23 7UZ

Asking Price £304,995

A spacious three-bedroom semi-detached home with a large rear garden, offering excellent potential and ideally positioned for Ashford International Station.

Offering generous and versatile accommodation, this three-bedroom detached property is an excellent opportunity for buyers looking for a home they can update and make their own. With well-proportioned rooms, additional ground-floor space and a particularly generous rear garden, there is plenty here to work with.

The accommodation begins with an entrance hallway leading to a comfortable lounge and separate dining room. The kitchen opens through to a useful rear lobby, from which there is access to a ground-floor cloakroom and an additional room that would make an ideal home office. Equally, this space could be converted into a practical utility room, depending on the needs of the new owner.

Upstairs, the first floor provides three bedrooms together with a family bathroom.

Outside, one of the property's real highlights is the large rear garden, providing plenty of space for entertaining, children to play or simply enjoying the outdoors. It may also offer scope for further landscaping or improvement to complement the house.

The property benefits from UPVC double-glazed windows and gas central heating. While some updating would enhance the house, its generous proportions and flexible layout provide an excellent starting point for creating a very comfortable family home.

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Sitting Room

14'6" x 10'7" (4.43m x 3.25)

Dining Room

12'3" x 11'1" (3.75m x 3.39m)

Kitchen

9'10" x 8'11" (3.01m x 2.72m)

Bedroom 1

13'9" x 11'11" (4.20m x 3.64m)

Bedroom 2

12'5" x 8'5" (3.80m x 2.57m)

Bedroom 3

8'11" x 7'8" (2.72m x 2.34m)

Christchurch Road, Ashford, TN23

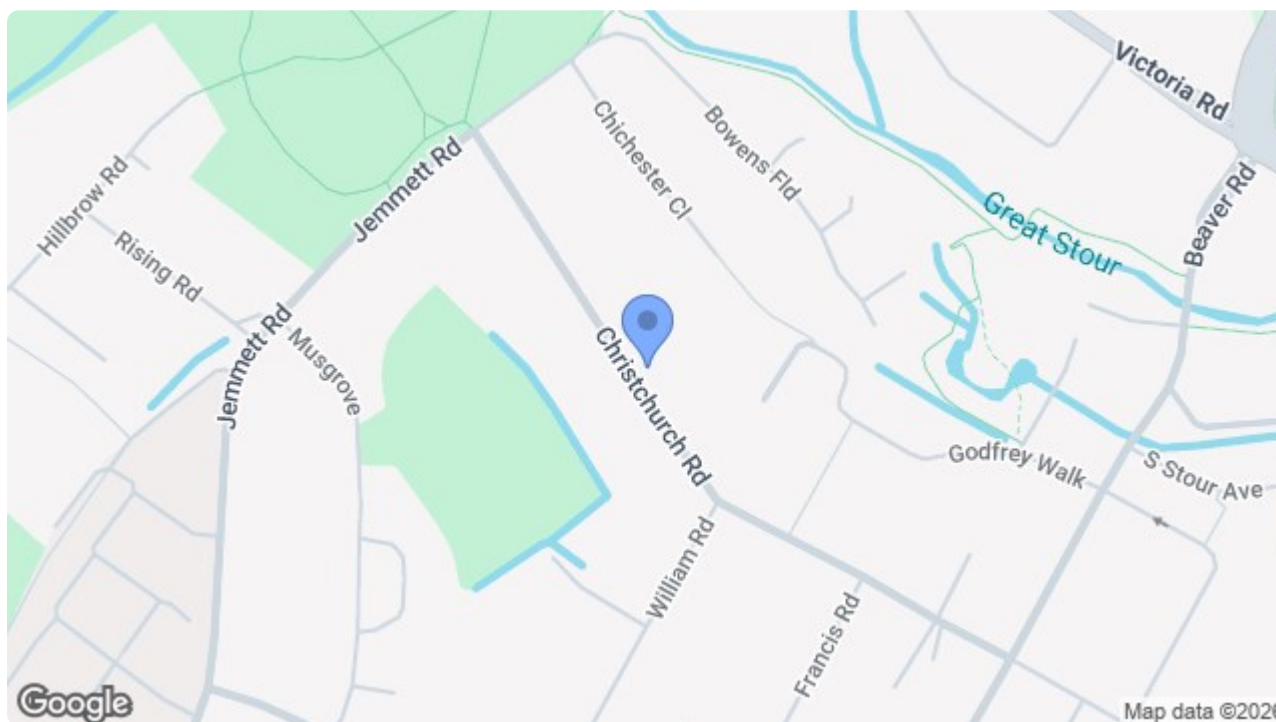
Approximate Gross Internal Area = 98.4 sq m / 1059 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334627)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78

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

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