

# £900 pcm

Newenden Close, Ashford, TN23 5TE



- Available To View Now
- Close To Public Transport
- Double Glazing
- Downstairs Cloakroom
- Enclosed Rear Garden
- Gas Central Heating
- Good Sized Bedrooms
- Modern Fitted Kitchen
- Neutral Decor Throughout
- Popular Location



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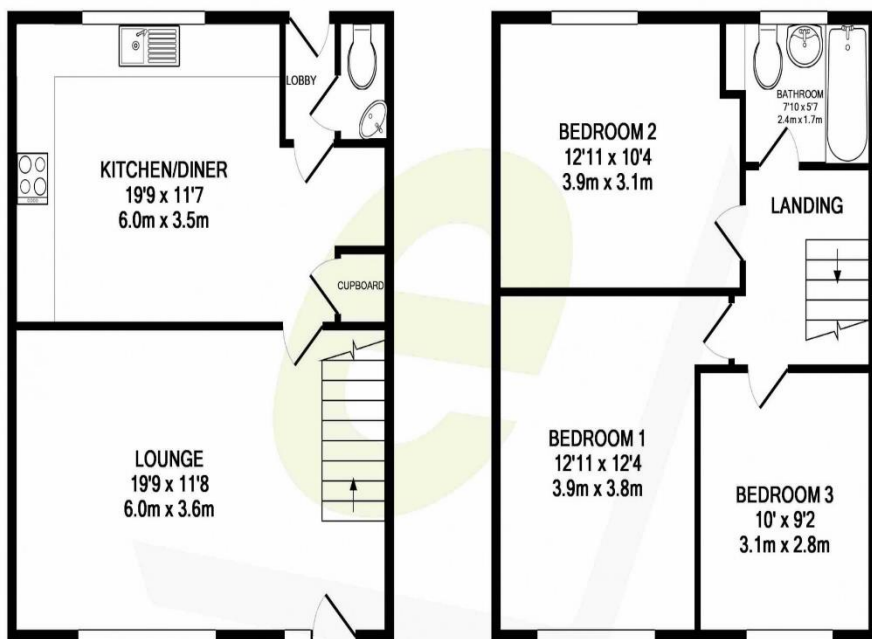
Located in South Ashford is this good size 3 bedroom family home. The property is offered in excellent order throughout and has UPVC double glazing, Gas central heating and a modern fitted kitchen.

The front door leads to the large lounge which has stairs to the first floor and door leading to the superb kitchen/diner. There is a good selection of wall and base units with a built in oven, hob and extractor over. A door leads to the rear as well as the downstairs cloakroom.

On the first floor landing are doors leading to all 3 good size bedrooms and the family bathroom. Bedroom 2 at the rear has a shower cubicle.

There is a small front garden and an enclosed rear garden with garage/storage unit.

The property is available for viewings so contact us today to book yours!



**Lounge** 6.0m x 3.6m (19'8" x 11'10")

**Kitchen/Diner** 6.0m x 3.5m (19'8" x 11'6")

**Bedroom 1** 3.9m x 3.8m (12'10" x 12'6")

**Bedroom 2** 3.9m x 3.1m (12'10" x 10'2")

**Bedroom 3** 3.1m x 2.8m (10'2" x 9'2")

GROUND FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 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			Environmental Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
<b>UK</b>	63	66	<b>UK</b>	60	63
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

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