



## Langney Drive, Ashford, TN23

**£245,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 2

Housesimple is pleased to present to the market this 2 bedroom semi detached property for sale in Ashford. This property consists of a Kitchen/Diner, Lounge and Conservatory to the ground floor. 2 bedrooms and a family bathrom to the first floor. further benefits include off street parking and an

### Key features:

- Conservatory
- 2 Double Bedrooms
- Off Street parking
- Local Schools and Amenities
- Ashford International Train Station

## Extra info:

- **Property Age:** 20 years
- **Council Tax:** Band C (£1540.29 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Housesimple is pleased to present to the market this 2 bedroom semi-detached property for sale in Ashford.

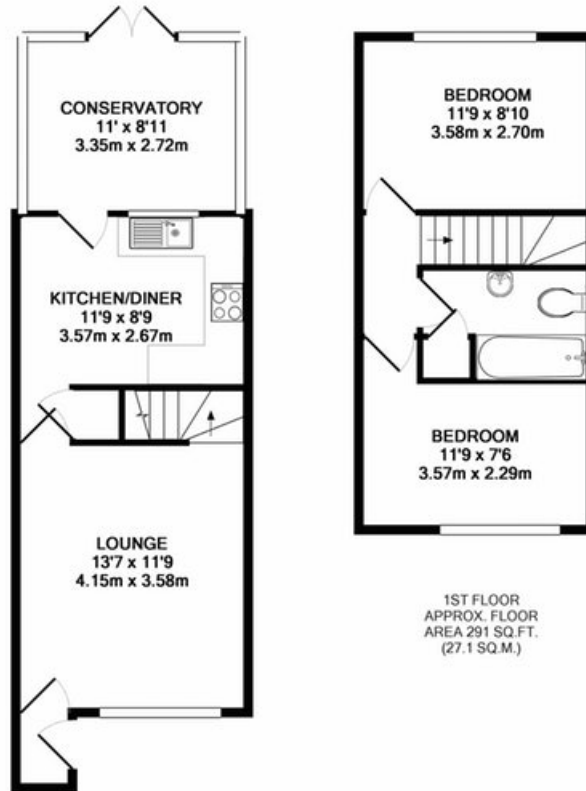
This property consists of a Kitchen/Diner, Lounge, and Conservatory.to the ground floor.

2 bedrooms and a family bathroom to the first floor.

further benefits include off street parking and an easy to maintain rear garden.

Contact Housesimple today to arrange a viewing

Floor plan:



GROUND FLOOR  
APPROX. FLOOR  
AREA 404 SQ.FT.  
(37.5 SQ.M.)  
TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.1 SQ.M.)

## Energy Performance Certificate:

Energy Performance Certificate

**11, Langney Drive, ASHFORD, TN23 5UF**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 0161-2850-7260-9121-4585
<b>Date of assessment:</b> 20 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 20 June 2019	<b>Total floor area:</b> 57 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,365</b>
<b>Over 3 years you could save</b>	<b>£ 159</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 132 over 3 years	£ 132 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 159 over 3 years                 </div>
<b>Heating</b>	£ 1,008 over 3 years	£ 930 over 3 years	
<b>Hot Water</b>	£ 225 over 3 years	£ 144 over 3 years	
<b>Totals</b>	<b>£ 1,365</b>	<b>£ 1,206</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td> <td style="background-color: #ffc107; color: white;">(69-80) <b>C</b></td> <td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td> <td style="background-color: #ffc107; color: white;">(39-54) <b>E</b></td> <td style="background-color: #ffc107; color: white;">(21-38) <b>F</b></td> <td style="background-color: #ffc107; color: white;">(1-20) <b>G</b></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(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>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">73</td> <td style="text-align: center; font-size: 2em;">89</td> </tr> </table>	Current	Potential	73	89	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(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>							
Current	Potential												
73	89												

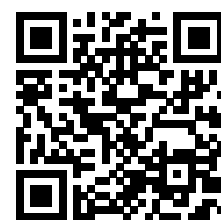
**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 78
2 Solar water heating	£4,000 - £6,000	£ 81
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 969

To receive advice on what measures you can take to reduce your energy bills, visit [www.simplenenergyadvice.org.uk](http://www.simplenenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code