



29 Campbell Road, Hawkinge

Offers in Region of **£340,000**


ANDREW & CO
ESTATE AGENTS



29 Campbell Road

Hawkinge, Folkestone

Offers in region of £340,000 and chain-free. Spacious 3 bed mid-terraced property with en-suite & downstairs w/c. Close to schools, bus routes & amenities. Large rear garden with patio & lawn. Off-road parking under carport & extra space. Perfect family home in sought-after area. Council Tax band: D

Tenure: Freehold

- OFFERS IN REGION OF £340,000
- THREE GOOD-SIZED BEDROOMS
- EN-SUITE TO MAIN BEDROOM
- CHAIN FREE
- CAR PORT
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO LOCAL SCHOOLS, BUS ROUTES AND AMENITIES
- BEAUTIFUL COUNTRYSIDE WALKS NEARBY

**To place an offer on this property,
please call 01303 279955 or email
cheriton@andrewandco.co.uk**

ENTRANCE HALL

9' 3" x 4' 9" (2.82m x 1.46m)

Composite glazed door, laminate wood flooring, stairs to first floor landing, radiator and doors to:-

LOUNGE

14' 10" x 12' 6" (4.53m x 3.82m)

UPVC double glazed window to front of property, carpeted floor coverings, radiator and double doors to:-

DINING ROOM

11' 9" x 8' 2" (3.57m x 2.49m)

UPVC double glazed patio doors to garden, large storage cupboard under stairs, radiator and opening to:-

KITCHEN

10' 9" x 7' 5" (3.28m x 2.26m)

UPVC double glazed window to the rear looking into garden. Kitchen comprises of matching wall and base units, space for washing machine and dishwasher, integrated fridge and freezer, stainless steel sink, fan oven with gas hob and extractor fan, tiled flooring and radiator.

DOWNSTAIRS W/C

6' 0" x 3' 1" (1.83m x 0.95m)

UPVC double glazed frosted window to the front of the property, close coupled w/c, pedestal hand basin, tiled floor and radiator.

FIRST FLOOR LANDING

9' 4" x 6' 4" (2.85m x 1.93m)

Newly laid carpeted floor coverings, loft hatch, airing cupboard housing combi boiler. Door's to:-



BEDROOM

15' 9" x 9' 8" (4.80m x 2.94m)

Two UPVC double glazed windows to the front, newly laid carpeted floor coverings, large storage cupboard/wardrobe, two radiators and door to:-

EN-SUITE TO MAIN BEDROOM

6' 5" x 4' 0" (1.95m x 1.23m)

Internal room with large walk-in shower, pedestal hand basin, close coupled w/c, radiator, part tiled walls, tiled floors and extractor fan.

BEDROOM

14' 5" x 9' 9" (4.40m x 2.96m)

Two UPVC double glazed windows with dual aspect showing views to front and rear, carpeted floor coverings and radiator.

BEDROOM

11' 10" x 10' 4" (3.60m x 3.15m)

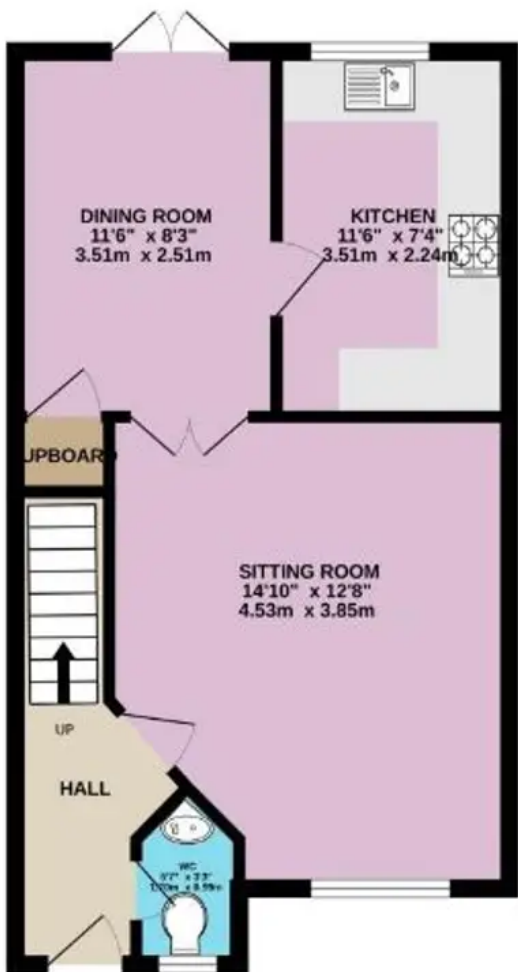
UPVC double glazed window to the rear overlooking the garden, newly laid carpeted floor coverings and a radiator.

BATHROOM

UPVC double glazed window, close coupled w/c, shower and sink with vanity unit.



GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



3 BED END TERRACE HOUSE

TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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