



**49 Grasmere Gardens, Folkestone**

Offers in Region of **£340,000**



  
**ANDREW & CO**  
ESTATE AGENTS

## 49 Grasmere Gardens

Folkestone

Charming 4-bed end-terraced house in Folkestone. Open plan living, spacious bedrooms including guest en-suite. Lovely rear garden with patio. Off-road parking for 2/3 cars. Close to schools. Perfect family home!

Council Tax band: C

Tenure: Freehold

- Offers in Region of £340,000
- End Terraced Property
- Four Bedrooms
- Off Road Parking
- Nice Size Garden With Side Gate
- Popular Location
- Ideal Family Home
- EPC Rating "B"



**FRONT PORCH**

6' 10" x 3' 3" (2.09m x 0.99m)

UPVC frosted glazed front door with UPVC windows either side and far end. Vinyl flooring and UPVC frosted door to entrance hall.

**ENTRANCE HALL**

12' 9" x 2' 11" (3.89m x 0.89m)

Laminate wood flooring, radiator and cupboard under the stairs with space for a tumble dryer. Doors to:-

**LOUNGE/DINING AREA**

18' 8" x 10' 8" (5.68m x 3.24m)

UPVC double glazed patio doors out to the garden with separate UPVC double glazed window. Laminate wood flooring, two radiators, coving and stairs to first floor landing.

**KITCHEN**

12' 2" x 6' 11" (3.71m x 2.12m)

UPVC double glazed window to the front of the property with fitted venetian blinds. Kitchen comprises of matching wall and base units, vinyl flooring and radiator. Appliances are free standing gas cooker and oven, stainless steel sink, cupboard housing the boiler and space for washing machine, dishwasher and free-standing fridge freezer.

**BEDROOM**

11' 10" x 8' 2" (3.60m x 2.48m)

Previously a garage, this room has been converted to create a bedroom with UPVC double glazed window to the front, laminate wood flooring, radiator and door to:-

**EN-SUITE**

7' 11" x 3' 8" (2.42m x 1.12m)

Internal room with large walk-in shower, vinyl floor tiles, tiled walls, close coupled w/c, hand basin, extractor fan and heated towel rail.



**FIRST FLOOR LANDING**

13' 8" x 2' 11" (4.16m x 0.90m)

Carpeted floor coverings, loft hatch, airing cupboard and doors to:-

**BEDROOM**

12' 10" x 9' 1" (3.92m x 2.76m)

UPVC double glazed window to the front of the property with fitted venetian blinds, carpeted floor coverings, coving, small built-in wardrobe and radiator.

**BEDROOM**

10' 11" x 10' 9" (3.34m x 3.27m)

UPVC double glazed window to the rear of the property, laminate wood flooring, coving and radiator.

**BEDROOM**

10' 8" x 7' 6" (3.26m x 2.28m)

UPVC double glazed window to the rear with fitted blind, laminate wood flooring, coving and radiator.

**BATHROOM**

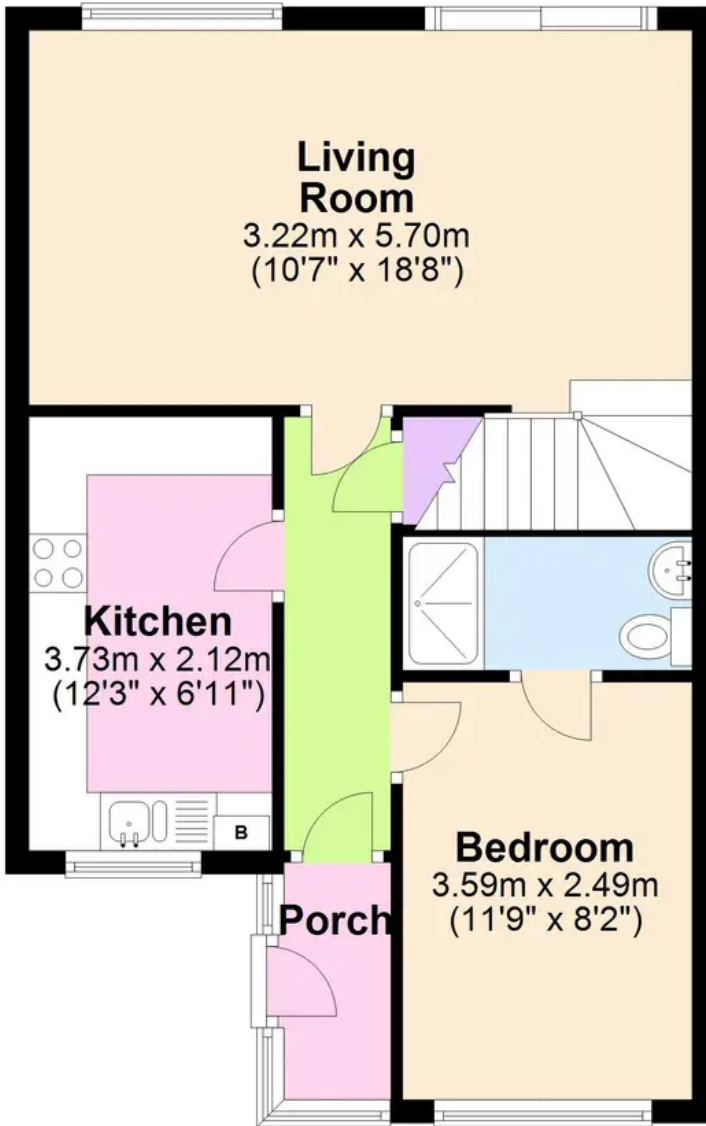
9' 0" x 5' 5" (2.75m x 1.66m)

UPVC double glazed frosted window to the front of the property, bath with thermostatic shower over the bath, back to wall toilet, vanity hand basin with storage underneath, vinyl flooring, heated towel rail and coving.



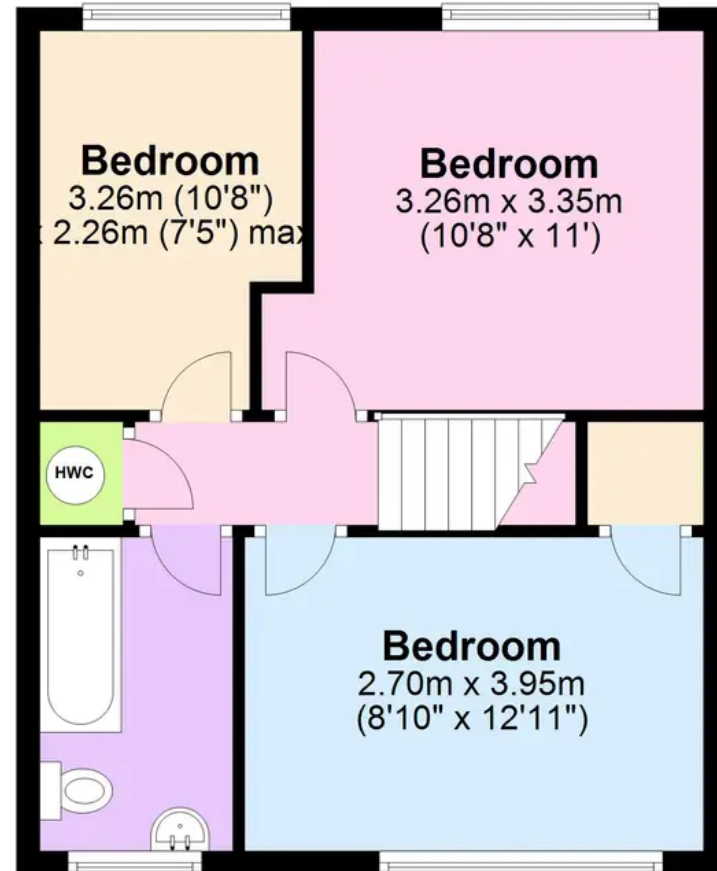
## Ground Floor

Approx. 47.8 sq. metres (514.6 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



**Total area: approx. 88.0 sq. metres (947.5 sq. feet)**

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Plan produced using PlanUp.