



7 Bradstone Avenue, Folkestone

Guide Price **£315,000 - £330,000**



ANDREW & CO
ESTATE AGENTS



7 Bradstone Avenue

Folkestone

Charming 4-bed mid-terrace house near harbour and town centre, blending original features with modern comfort. Guide price of £315,000 - £330,000. Spacious rooms, rear garden with decked area, permit parking. Ideal family home in well-connected location. Contact Andrew & Co to arrange a viewing today!

Council Tax band: C

Tenure: Freehold

- GUIDE PRICE £315,000 - £330,000
- FOUR BEDROOMS
- MID-TERRACE HOUSE
- CLOSE TO HARBOUR AREA AND CREATIVE QUARTER
- CLOSE TO TRANSPORT LINKS, SCHOOLS AND AMENITIES NEARBY
- RESIDENTS PERMIT PARKING
- LOVELY ORIGINAL FEATURES
- EPC RATING "D"

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ENTRANCE HALL

18' 2" x 5' 7" (5.54m x 1.69m)

UPVC glazed door to the front of the property, carpeted floor coverings, original coving, radiator and stairs to first floor landing with three storage cupboards underneath.

LOUNGE

14' 4" x 12' 4" (4.36m x 3.75m)

UPVC double glazed bay windows to the front of the property with fitted slatted venetian blinds, carpeted floor coverings, original coving and three radiators.

DINING ROOM

10' 10" x 10' 4" (3.31m x 3.14m)

UPVC double glazed window to the rear of the property with fitted slatted venetian blind, laminate wood flooring, coving, fitted display unit with storage underneath and a radiator.

KITCHEN

12' 7" x 7' 8" (3.83m x 2.34m)

UPVC double glazed window to the side of the property and UPVC double glazed door leading out to rear garden. Kitchen comprises of matching wall and base units, extractor fan, space for free-standing fridge/freezer, washing machine, slimline dishwasher and large range style cooker. Laminate wood flooring, built in wine rack and cupboard housing combi boiler.

FIRST FLOOR SPLIT-LEVEL LANDING

10' 11" x 5' 6" (3.33m x 1.67m)

Split level first floor landing with carpeted floor coverings, stairs to second floor landing, heated towel rail and rear loft hatch. Doors to:-



BATHROOM

9' 10" x 7' 7" (2.99m x 2.31m)

UPVC double glazed frosted window to the front of the property, splash back panel boarding around the walls, large walk-in shower with drench shower and thermostatic Mira controlled shower unit, vanity hand basin with storage underneath, close coupled w/c, large free-standing bath with shower attachment, heated towel rail, vinyl flooring and extractor fan.

SEPERATE W/C

5' 0" x 2' 11" (1.53m x 0.88m)

UPVC double glazed window to the side of the property, splashback panel boarding around the walls, back to wall w/c and vinyl flooring.

BEDROOM

15' 2" x 14' 7" (4.63m x 4.44m)

UPVC double glazed bay window to the front of the property with fitted vertical venetian blinds and separate UPVC double glazed window to the side. Carpeted floor coverings, three radiators, original feature fireplace, built-in storage to one side of fireplace and also separate large fitted wardrobe.

BEDROOM

10' 10" x 9' 5" (3.29m x 2.86m)

UPVC double glazed window to the rear of the property with fitted wooden effect slatted blinds, carpeted floor coverings, large built-in wardrobe and radiator.



SECOND FLOOR LANDING

12' 1" x 5' 5" (3.69m x 1.64m)

Velux double glazed window to the rear with fitted Velux blind, carpeted floor coverings and doors to:-

BEDROOM

10' 4" x 8' 4" (3.14m x 2.54m)

Velux window with fitted Velux blind, carpeted floor coverings and radiator.

BEDROOM

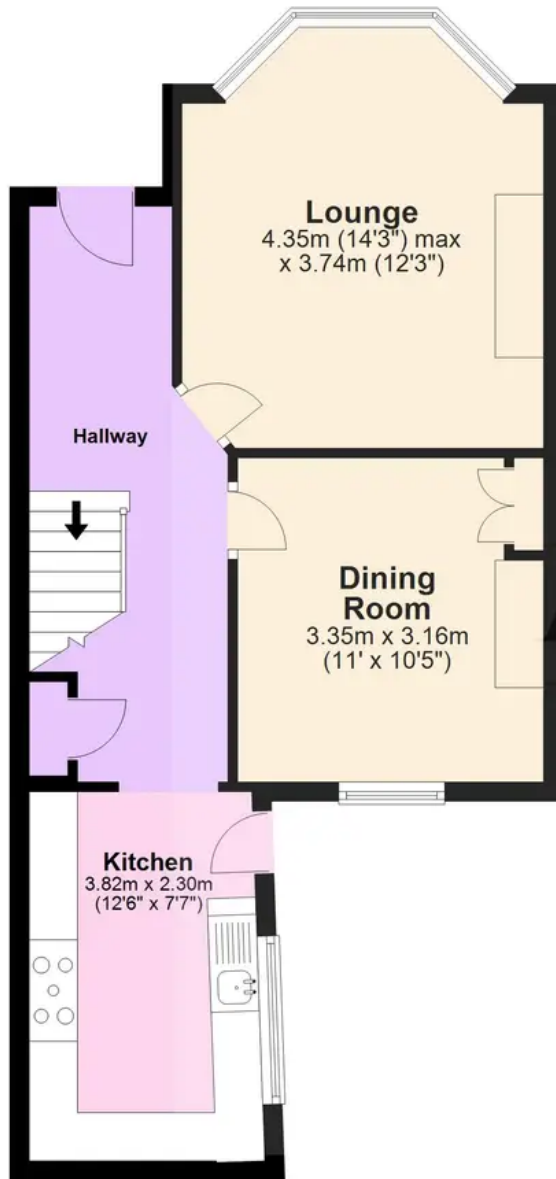
9' 3" x 14' 6" (2.83m x 4.41m)

UPVC double glazed dormer window to the front and Velux window to the side, carpeted floor coverings and radiator.



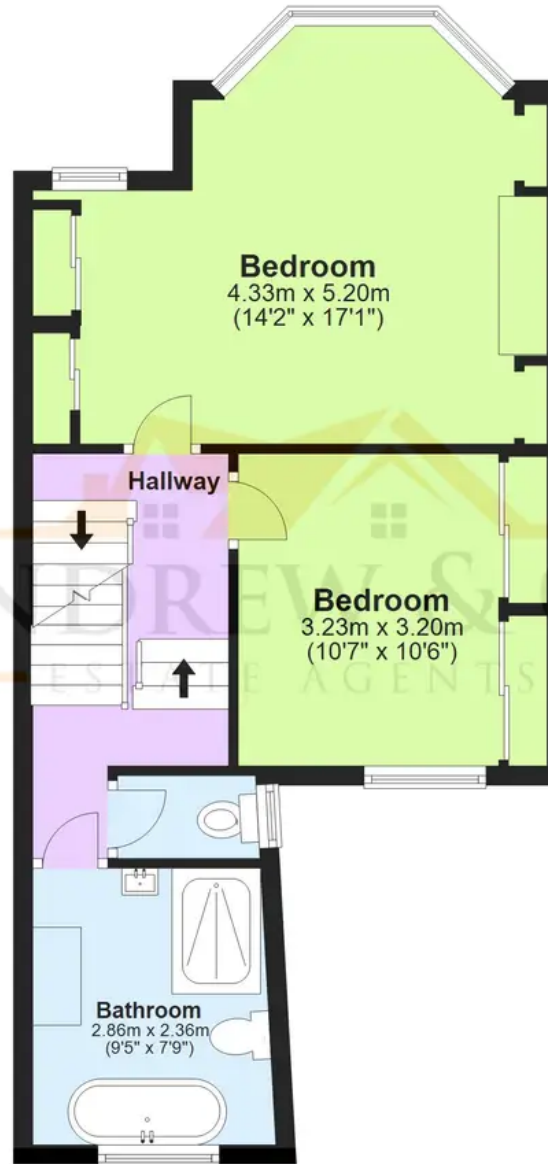
Ground Floor

Approx. 45.5 sq. metres (489.5 sq. feet)



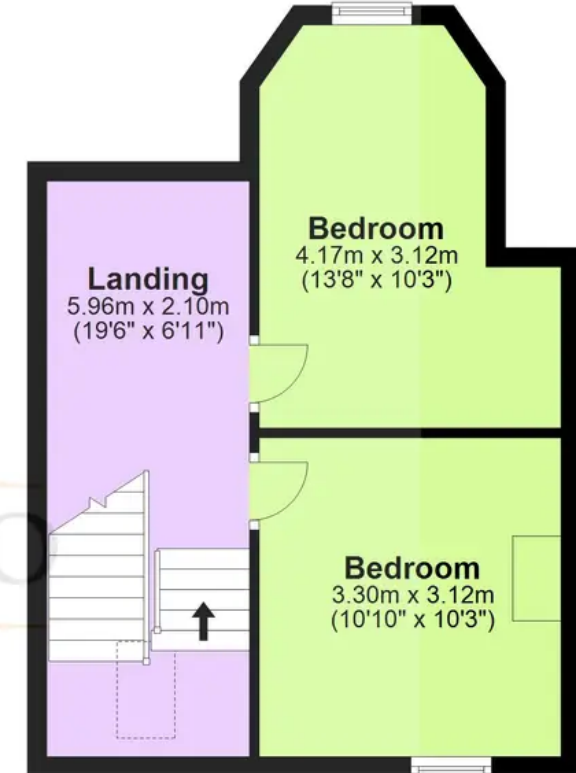
First Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



Second Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



Total area: approx. 126.5 sq. metres (1361.1 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.