



Risborough Lane, Folkestone

Guide Price **£280,000 - £300,000**





62 Risborough Lane

Folkestone

Don't miss this spacious 3-bed end-terrace in sought-after area near amenities. Offers in Region of £280,000 - £300,000. Ideal for families, needs modernisation. Outbuilding, wrap-around garden offer potential. Perfect for creating dream family home. Contact Andrew & Co for a viewing!

Tenure: Freehold

- GUIDE PRICE £280,000 - £300,000
- THREE BEDROOM END TERRACE
- DOUBLE FRONTED FAMILY HOME
- IN NEED OF MODERNISATION
- OUTBUILDING
- LOVELY WRAP AROUND GARDEN
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- GREAT INVESTMENT OPPORTUNITY

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ENTRANCE HALLWAY

17' 4" x 5' 7" (5.28m x 1.69m)

Composite glazed front door, carpeted floor coverings, radiator, UPVC double glazed window to rear of the property, stairs to first floor landing and under stairs storage cupboard.

LOUNGE

19' 3" x 11' 3" (5.87m x 3.42m)

Dual aspect room with UPVC double glazed windows to the front and side of the property with front being a bay window, carpeted floor coverings, radiator and feature fireplace.

DINING ROOM

13' 4" x 11' 2" (4.07m x 3.41m)

UPVC double glazed bay window to the front of the property, carpeted floor coverings, feature fireplace and radiator.

KITCHEN

9' 9" x 11' 3" (2.96m x 3.43m)

UPVC double glazed window to the side of the property, single wooden glazed window in the pantry cupboard. Kitchen comprises of matching wall and base units in need of updating, sink and pantry cupboard with boiler inside. There is space for free-standing fridge-freezer, cooker, washing machine and dishwasher.

REAR PORCH

3' 5" x 3' 3" (1.03m x 0.99m)

UPVC double glazed frosted door out to the rear garden, hand basin, tiled floors and bi-fold door to:-

DOWNSTAIRS W/C

4' 8" x 2' 6" (1.43m x 0.76m)

Wooden single glazed window to the rear, close coupled w/c and tiled floor.



FIRST FLOOR LANDING

8' 10" x 5' 7" (2.68m x 1.71m)

UPVC double glazed window to the rear of the property, carpeted floor coverings, loft hatch and doors to:-

BEDROOM

17' 0" x 11' 2" (5.17m x 3.40m)

UPVC double glazed windows to the front, carpeted floor coverings and radiator.

BEDROOM

17' 1" x 11' 3" (5.20m x 3.43m)

Dual aspect room with UPVC double glazed windows to the front and side of the property, carpeted floor coverings and radiator.

BEDROOM

12' 10" x 6' 0" (3.91m x 1.83m)

UPVC double glazed window to the rear, carpeted floor coverings, two in-built storage cupboards and radiator.

BATHROOM

6' 11" x 4' 9" (2.11m x 1.46m)

UPVC double glazed window to the side, bath, close coupled w/c and hand basin.

OUTBUILDING

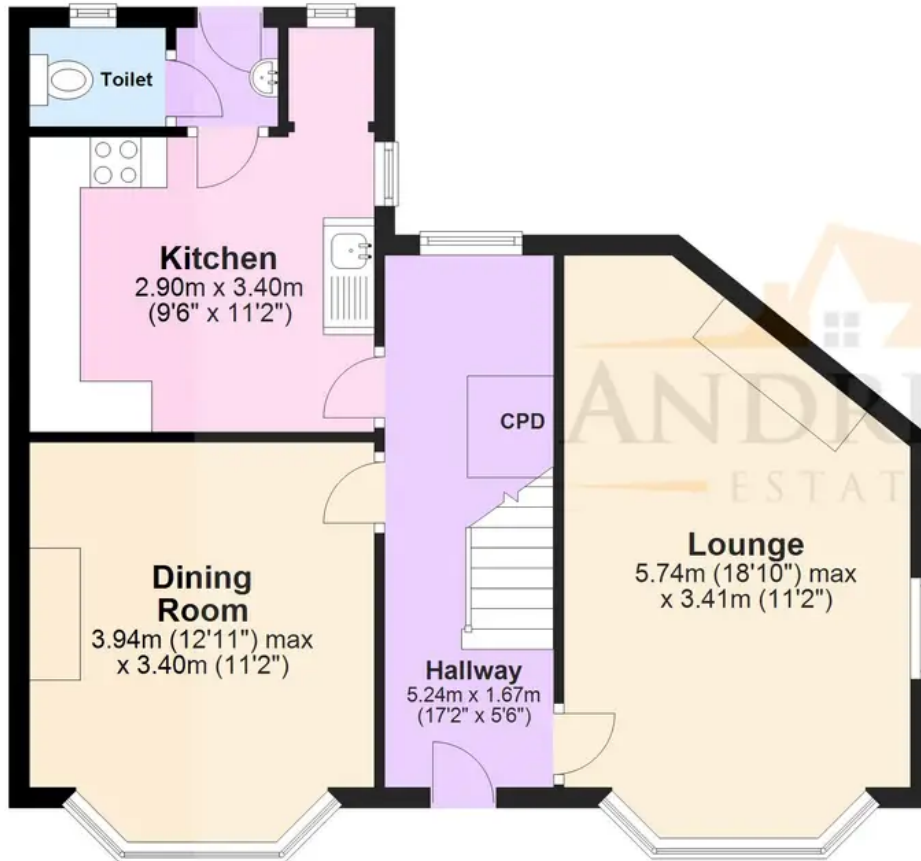
10' 1" x 8' 0" (3.08m x 2.44m)

Located in the rear garden. Brick-built outbuilding with wooden glazed window, electric supply, and solid roof. Perfect for home office, storage or gym.



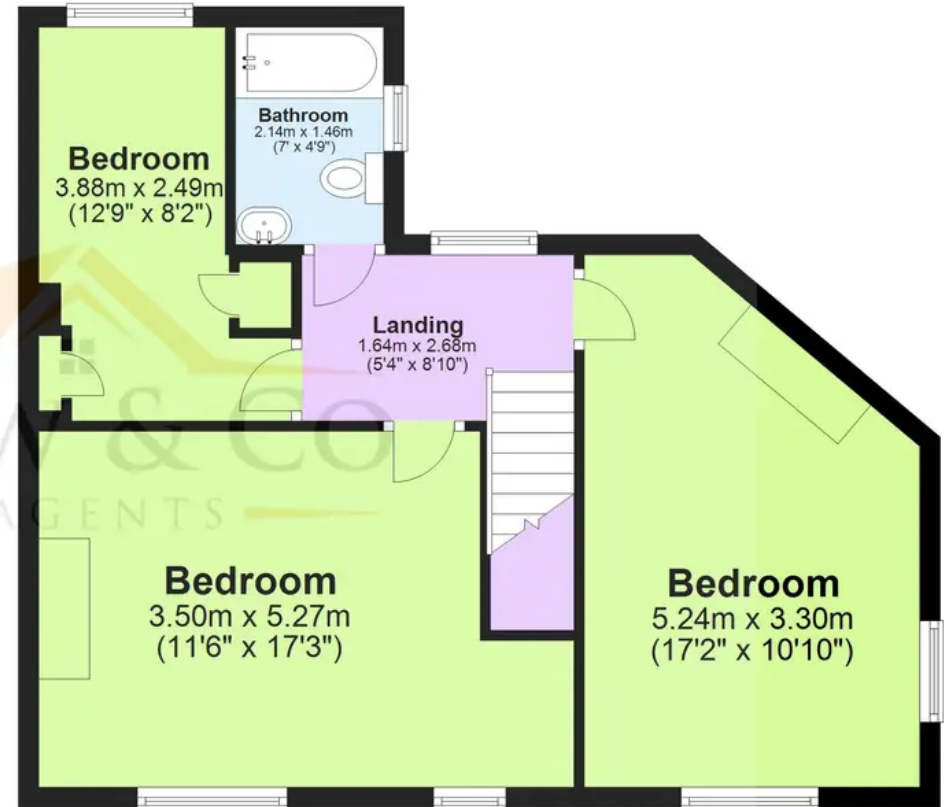
Ground Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



Total area: approx. 100.9 sq. metres (1086.2 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.