



## Kings Way

Folkestone CT19 5UX

- No Onward Chain
- Three Double Bedrooms
- Modern Family Bathroom
- Rear Courtyard Garden
- Modern Kitchen With Built In Appliances
- Modern Town House - Remainder of New Home Warranty
- En-Suite To Main Bedroom
- Off Road Parking For Two Cars
- Spacious Living Room
- Investment Opportunity

**Asking Price £375,000 - £370,000 Freehold**





**\*\*\*No Onward Chain\*\*\***

Mapps Estates are pleased to bring to the market this light, airy, modern three-bedroom end of terraced home situated in a popular and modern residential area. The accommodation is split over three floors. To the ground floor which boasts underfloor heating, you will find a modern kitchen/diner with built-in appliances, a cloakroom, and a spacious living room with double doors leading out to the low maintenance rear courtyard garden; there is also the benefit of under floor heating to this level. On the first floor, you will find two double bedrooms and the family bathroom, with the main bedroom and en-suite shower room being located on the second floor. In addition, there is the benefit of off-road parking for two cars, and additional visitors' parking opposite.

Located in a popular residential area and within easy access to local shops and schooling nearby. Folkestone West mainline railway station is a short car journey away giving high-speed services to London St. Pancras in just over 50 minutes. Folkestone's Harbour Arm is in the nearby proximity and offers a selection of eateries and pop-up bars including a Champagne bar situated in the former lighthouse at the end of the pier. This area, being constantly improved and developed, now forms a real vibrant social area with great facilities. Turning back into the town you will find yourself in Folkestone's Creative Quarter, home to artists, creative businesses, independent boutiques and eateries. Both primary and secondary schooling is available in the area with Grammar schools available for both boys and girls. In the main Town Centre itself, you will find an array of stores and independent shops along with several supermarket chains. The M20 is also within easy access by car along with the Chanel Tunnel Terminal and Port of Dover.

**Entrance Hall**

With composite front door, under stairs storage cupboard.

**Under Stairs WC**

With concealed cistern WC, wall hung vanity sink with mixer tap over and storage under, extractor fan, tiled floor.

**Modern Fitted Kitchen/Diner 18'9 x 8'9 narrowing t**

With Upvc double glazed window to front, range of matching wall and base units, square edge work surfaces, inset four ring Bosch hob with extractor over, built in eye level Bosch oven and grill, integrated dishwasher, integrated fridge/freezer, space and plumbing for washing machine, recessed downlighters, built-in cupboard housing boiler.

### **Living Room 14'4 x 13'**

With Upvc double glazed window and Upvc double glazed doors to rear, three Velux windows, recessed downlighters.

#### **First Floor:**

#### **Landing**

With radiator, stairs to second floor, doors to:

#### **Bedroom 13'10 x 11'4 (max points)**

With two Upvc double glazed windows to rear, built-in linen cupboard housing hot water cylinder.

#### **Bedroom 13'11 x 9'9 (max points)**

With Upvc double glazed windows to front, radiator.

#### **Family Bathroom**

A white suite comprising panelled bath with mixer tap and shower attachment over, wall hung vanity wash hand basin with mixer tap over and drawers under, concealed WC cistern, additional enclosed shower cubicle, tiled floor, shaver point, extractor fan, chrome effect heated towel rail, part tiled walls, recessed down lights, Upvc double glazed frosted window to side.

#### **Second Floor:**

#### **Main Bedroom 25' x 10'2 (max points)**

With Upvc double glazed window to front, Velux

window to rear, two radiators, eaves storage space, built-in double wardrobe with hanging space and shelf over.

#### **En-Suite Shower Room**

A white suite comprising vanity wash hand basin with mixer tap over and storage under, concealed cistern WC, enclosed corner shower, recessed down lighters, part tiled walls, Velux window, shaver point, chrome effect heated towel rail.

#### **Outside:**

To the rear is an enclosed paved courtyard garden with steps to a lower level and garden shed. To the front is a block paved driveway with parking for two cars.



**Local Authority Folkestone & Hythe District Council**  
**Council Tax Band D**  
**EPC Rating B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Mapps Estates Sales Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.