



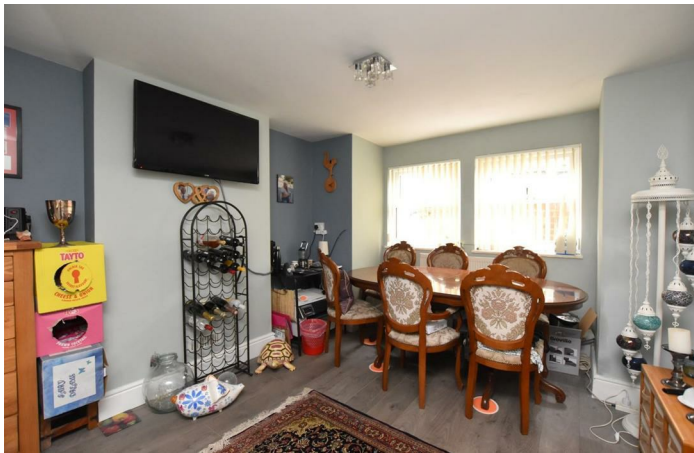
Pavilion Road

Folkestone CT19 5RL

- Period Townhouse Residence
- Accommodation Over Three Floors
 - Separate Utility Room
 - Rear Garden
- Modern Gas-Fired Central Heating System
- Three/Four Bedrooms
- Modern Fitted Kitchen
- Bathroom & Shower Room
 - Central Location
- UPVC Double Glazing

Asking Price £275,000 Freehold





Mapps Estates are delighted to bring to the market this three/four bedroom period townhouse residence conveniently located for access to the town centre and amenities and within walking distance of Folkestone Central station for high speed rail services to London St Pancras. The accommodation is arranged over three floors, with a dining room/bedroom, fitted kitchen and utility room to the lower ground floor level, a living room, bedroom and modern shower room to the upper ground floor, and two further bedrooms and an additional modern bathroom to the top floor. The property also enjoys a rear garden as well as the benefit of UPVC double glazing and a modern gas-fired central heating system. An early viewing comes highly recommended.

Located centrally with Folkestone Central mainline railway station within walking distance 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 Channel Tunnel Terminal and Port of Dover.

Upper Ground Floor:

Front Entrance

The property is accessed via steps up from street level to the main front entrance; steps also lead down from street level for separate access to the lower ground floor level.

Entrance Lobby

With UPVC frosted double glazed front door with window over, fitted doormat, glazed panel door opening to reception hall.

Reception Hall

With stairs to top floor and lower ground floor, wood effect laminate flooring, heating control panel, glazed panel door to living room.

Living Room 12'8 x 11'

With two front aspect UPVC double glazed windows to bay, picture rail, coved ceiling, wood effect laminate flooring, radiator.

Bedroom 12'1 x 9'

With rear aspect UPVC double glazed window, wood effect laminate flooring, radiator.

Shower Room

With two UPVC frosted double glazed windows, walk-in shower cubicle with rainfall showerhead and separate hand-held shower attachment, pedestal wash hand basin with mixer tap over, WC, extractor fan, recessed downlights, fully tiled walls, chrome effect heated towel rail, vinyl flooring.

Lower Ground Floor:

Front Hallway

With UPVC frosted double glazed front door, cupboard housing electric meter and consumer unit, wood effect laminate flooring, stairs to upper ground floor, radiator, opening to kitchen, door to dining room/bedroom.

Dining Room/Bedroom 12'8 x 11'

With two front aspect UPVC double glazed windows to bay, wood effect laminate flooring, radiator.

Open Plan Kitchen 13'3 x 12'1

With rear aspect UPVC double glazed window, modern fitted kitchen comprising a range of cream gloss finish store cupboards, display cabinet and drawers, square edged worktops with tile effect splashbacks and concealed lighting over, one and a half bowl ceramic sink/drainer with mixer tap over, space for range cooker with extractor canopy over, space and plumbing for dishwasher, space for fridge/freezer, wood effect laminate flooring, understairs storage space and broom cupboard, open doorway to utility room.

Utility Room 7' x 4'1

With UPVC frosted double glazed window, UPVC double glazed back door to garden, fitted worktop with space and plumbing for washing machine and tumble dryer, wall-mounted Worcester Bosch gas-fired combination boiler, recessed downlighter, tiled floor.

Top Floor:

Split-Level Landing

With loft hatch.

Bathroom 6'4 x 3'11

With UPVC frosted double glazed window, panelled bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin with mixer tap over, WC, extractor fan, fully tiled walls, vinyl flooring, coved ceiling, chrome effect heated towel rail.

Bedroom 12'6 x 9'3

With rear aspect UPVC double glazed window, feature fireplace, wood effect laminate flooring, radiator.

Bedroom 14'10 x 12'7

With two front aspect UPVC double glazed windows to bay, feature fireplace, fitted wardrobes, picture rail, wood effect laminate flooring, radiator.

Outside:

The property enjoys a garden to the rear, laid mostly to decking, with a paved patio area, a raised flower/shrub border to one side, an outside tap and wall light, and a back gate accessing a shared alleyway leading to the road.





Basement **Ground Floor** **First Floor**
 Approx. 34.9 sq. metres (375.1 sq. feet) Approx. 34.9 sq. metres (375.1 sq. feet) Approx. 34.9 sq. metres (375.1 sq. feet)



Total area: approx. 104.6 sq. metres (1125.4 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.