



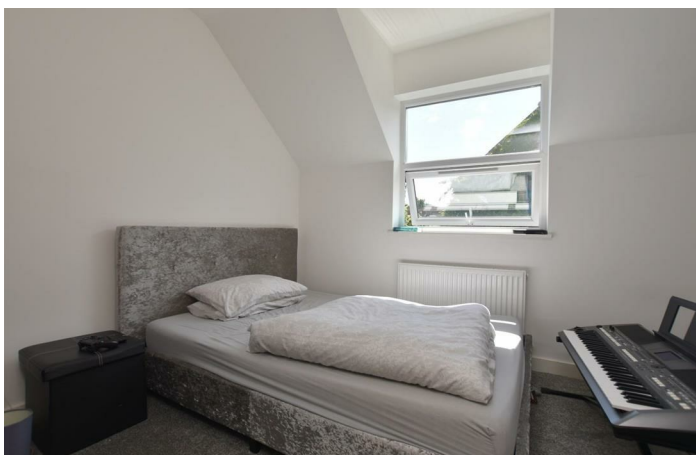
Pavilion Road

Folkestone CT19 5RW

- Mid Terraced Townhouse
- Accommodation Over Three Floor
 - Study/Home Office Area
 - Kitchen/Diner
 - Close To Train Station
- Modernised Throughout
 - Three Bedrooms
 - Open Plan Living Space
 - Modern Bathroom & Cloakroom
 - No Onward Chain

£220,000 Freehold





Mapps Estates are delighted to bring to the market this period mid-terrace townhouse residence, modernised throughout in recent years and conveniently located with walking distance of Folkestone Central train station for high-speed rail access to central London. The accommodation is arranged over three floors, with an open plan living space to the lower ground floor comprising a living room and kitchen/diner with integrated appliances, a bedroom and modern bathroom to the upper ground floor which also has a useful study/home office area, and two further bedrooms and a cloakroom to the top floor. The property also has a garden to the rear. Being sold with no onward chain, 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.

Raised Ground Floor:

Front Entrance

Steps lead up from street level to the front entrance.

Reception Hall 15'5 x 12' (max points)

With composite entrance door and frosted double glazed inset panels, fitted doormat, front aspect bay window with UPVC double glazed windows and central tilt & turn window, space for desk/home office, stairs to upper and lower floors, heating thermostat, recessed downlighters, two radiators.

Bedroom 10'11 x 9'5

With rear aspect UPVC double glazed window, recessed downlighters, radiator.

Bathroom 6'7 x 5'2

With a modern fitted suite comprising a shower bath with mixer tap, wall-mounted shower attachment and shower screen over, wash hand basin with mixer tap over and store cabinet under, WC, wood effect tiled floor and part-tiled walls, recessed downlighters, extractor fan, chrome effect heated towel rail.

Lower Ground Floor:

Open Plan Living Space 23' x 11'10 (max points)

With wood effect laminate flooring and recessed downlighters throughout, Living Room area with front aspect bay window with UPVC double glazed windows and central tilt & turn window, consumer unit, stairs to upper floor with storage space under, radiator, opening through to Kitchen/Diner with range of fitted light grey store cupboards and drawers, square edged worktops with tiled splashbacks, inset stainless steel sink/drainage with mixer tap over, four ring electric hob with splashback and extractor canopy over and electric oven under, integrated washing machine and fridge/freezer, wall-mounted Worcester Bosch gas-fired combination boiler, space for dining table,

radiator, rear aspect UPVC double glazed window and back door to garden.

Top Floor:

Landing

Small landing with recessed downlighters over and doors to both bedrooms and cloakroom.

Bedroom 11'11 (max) x 8'

With front aspect UPVC double glazed window, loft hatch, recessed downlighters, radiator.

Bedroom 11' x 9'7(max)

With rear aspect UPVC double glazed window, recessed downlighters, radiator.

Cloakroom

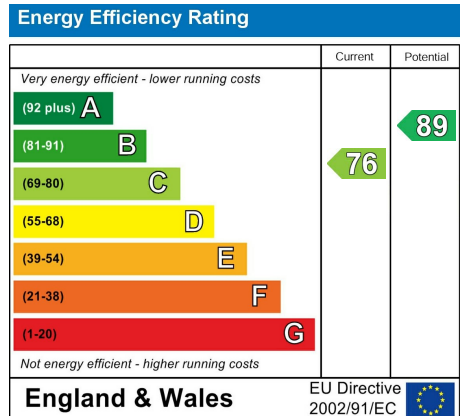
With wash hand basin with mixer tap over and store cabinet under, WC, extractor fan, recessed downlighter, tiled floor and part-tiled walls, chrome effect heated towel rail.

Outside:

The property has a small garden to the rear which has been laid to slate chippings; there is also an outside tap.



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



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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.