



Church Road

Folkestone CT20 3EW

- Double Fronted Mid-Terrace
 - Modern Kitchen/Diner
 - Two Double Bedrooms
 - Generous Rear Garden
- Well Presented
 - Living Room With Multi-Fuel Stove
 - Bathroom & Cloakroom
 - Close To Shops & Amenities

Guide Price £260,000 Freehold





GUIDE PRICE £260,000 - £270,000

Mapps Estates are delighted to bring to the market this well presented double fronted mid-terraced residence conveniently located close to shops, amenities, local transport links and schools. The well-proportioned accommodation comprises a reception hall, a spacious living room with a multi-fuel stove, a modern kitchen/diner, and a cloakroom to the ground floor, with two double bedrooms and a bathroom to the first floor. The property also enjoys a front garden laid to brick block paving, and a generous and attractively landscaped rear garden. An early viewing comes highly recommended.

Located in a popular residential area with a Tesco supermarket within walking distance and conveniently located for the M20 Motorway, Channel Tunnel Terminal and ports of Folkestone and Dover, which are all easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes' drive giving fast services to St Pancras London in just over fifty minutes. Folkestone town centre offers a comprehensive range of shopping facilities, while the Harbour Arm now boasts 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 now forms a 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. The nearby Cinque Port town of Hythe can be reached in approximately ten minutes by car offering a good selection of independent shops together with a Waitrose store. Primary schooling is within walking distance and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

Ground Floor:

Front Entrance

Steps lead up from the brick block paved front garden to the front entrance with a canopy over and wall light to one side, a UPVC frosted double glazed door opening to the reception hall.

Reception Hall 7'9 x 5'5

With stairs to the first floor, understairs store cupboards with consumer unit and electric meter, wood effect laminate flooring, radiator, doors to living room and kitchen/diner.

Living Room 15'10 x 11'3 (max)

With front aspect bay window with UPVC double glazed windows, rear aspect UPVC double glazed window looking onto garden, recessed fitted multi-fuel burning stove set onto tiled hearth with wooden surround, fitted wooden shelf unit with store cupboard under to chimney breast recess, two wall light points, coved ceiling, radiator.

Kitchen/Diner 14'5 x 8'2

A modern fitted kitchen comprising a range of cream gloss finish store cupboards and drawers, wood effect rolltop work surfaces with tiled splashbacks and concealed downlighters over, inset one and a half bowl stainless steel sink/drainers with mixer tap over, Neff four ring gas hob with Neff extractor canopy over and Neff electric oven under, space for fridge/freezer, space for dining table, wall-mounted Ideal gas-fired combination boiler, recessed downlighters, wood effect laminate flooring, dual aspect UPVC double glazed windows, radiator, door to rear lobby.

Rear Lobby 6'6 x 2'7

With UPVC frosted double glazed back door, wood effect laminate flooring, door to cloakroom.

Cloakroom

With UPVC frosted double glazed window, WC, wood effect laminate flooring.

First Floor:

Landing

With loft hatch and fitted loft ladder.

Bedroom 14'6 x 11'4 (max)

With front aspect UPVC double glazed window with hillside view, rear aspect UPVC double glazed window looking onto garden and park, recessed fitted wardrobe, radiator.

Bedroom 14'6 x 8'4 (max)

With front aspect UPVC double glazed window with hillside view and view of the famous Folkestone White Horse, rear aspect UPVC double glazed window looking onto garden and park, recessed fitted wardrobe, radiator.

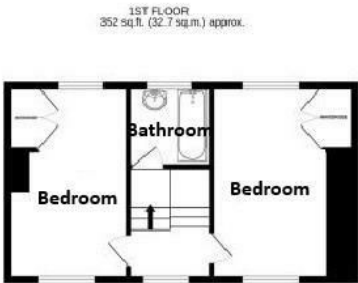
Bathroom 5'9 x 5'4

With UPVC frosted double glazed window, panelled bath with electric shower and shower curtain rail over, pedestal wash hand basin, fully tiled walls, radiator.

Outside:

To the front of the property is a gated garden area laid to brick block paving, with an outside tap and wall light and a water butt. The rear garden enjoys an paved terrace covered by a pergola and grapevine, wooden railings and an outside tap. This looks onto the garden which has been laid to lawn, with raised vegetable beds, flower beds and shrub borders, water butts, and a central path leading to a tool shed, garden shed (9'5 x 7'6 with a fitted workbench), and log stores to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.