



55 Phillip Road, Folkestone

Guide Price £325,000 – £350,000

Skippers

55 Phillip Road

Folkestone, Folkestone

This attractive property presents a fantastic opportunity for prospective buyers to acquire a spacious and well-proportioned three-bedroom detached bungalow in a sought-after location. At Offers in the Region of £350,000, this extended property offers ample living space, making it an ideal family home or investment opportunity. Situated conveniently close to local shops, transport links and amenities, this property has the added convenience of a driveway to the front.

The outside space of this bungalow features a delightful patio area with raised flower beds at the front, a gated driveway and side access leading to the back of the property. The low-maintenance rear garden is predominantly paved with patio tiles, bordered by well-established flower beds and planting areas. A covered area with a Perspex roof offers a sheltered spot for a morning coffee or relaxation. This property's outdoor space enhances its appeal and provides a welcoming environment for its new owners.

Phillip Road is lovely and quiet, only a short walk from the main Cheriton High Street where you will find an array of shops, amenities and bus routes. Schools are also within walking distance as well as the high speed train links to London. Contact Andrew & Co to arrange a viewing today!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- GUIDE PRICE £325,000 – £350,000
- THREE BEDROOM DETACHED BUNGALOW
- EXTENDED PROPERTY OFFERING PLENTY OF LIVING SPACE



FRONT PORCH

6' 9" x 4' 9" (2.05m x 1.46m)

UPVC frosted front door to the entrance porch, carpeted floor tiles, radiator and solid wooden glazed door to entrance hall.

ENTRANCE HALLWAY

20' 4" x 6' 4" (6.19m x 1.93m)

Vinyl flooring, radiator, loft hatch, coving and storage cupboard. Doors to:-

LOUNGE

11' 6" x 15' 6" (3.51m x 4.72m)

UPVC double glazed bay window to the front and UPVC double glazed windows to the sides. Laminate wood flooring, feature fireplace, radiator and coving.

KITCHEN

6' 8" x 11' 7" (2.02m x 3.53m)

UPVC double glazed window to the side of the property and open-plan to the dining area. Kitchen has matching wall and base units, space for free-standing cooker, stainless steel sink, space for low-level fridge and freezer or dishwasher. Lovely island separating the two room areas and breakfast bar area. Vinyl flooring. Open plan to:-

DINING AREA

9' 11" x 11' 9" (3.02m x 3.58m)

Wooden single glazed door out to the conservatory, UPVC double glazed window to the side and Velux window in the extension. Vinyl flooring and radiator.

UTILITY AREA

11' 6" x 4' 10" (3.50m x 1.48m)

Space for washing machine, tumble dryer and dishwasher. Coving, wall-mounted combi-boiler and wooden single glazed door to the side of the property allowing access to the garden.

CONSERVATORY

19' 1" x 9' 7" (5.82m x 2.92m)

UPVC double glazed windows around the outside with UPVC double glazed French patio doors out to the garden, vinyl flooring, radiator and wall lights.

BEDROOM

19' 7" x 13' 10" (5.96m x 4.22m)

Large bedroom with UPVC double glazed windows to the side and rear of the property, wooden glazed window and door out



BEDROOM

19' 7" x 13' 10" (5.96m x 4.22m)

Large bedroom with UPVC double glazed windows to the side and rear of the property, wooden glazed window and door out to the conservatory, Velux window to the extended part of the room. Vinyl flooring, coving, two radiators and fitted wardrobes.

BEDROOM

12' 9" x 11' 6" (3.89m x 3.50m)

UPVC double glazed window to the side of the property, laminate wooden flooring, radiator and coving.

BEDROOM

14' 7" x 7' 6" (4.44m x 2.28m)

UPVC double glazed window to the front, laminate wood flooring and a radiator.

BATHROOM

9' 10" x 5' 5" (2.99m x 1.65m)

Velux window with lovely light. Bathroom comprises of full-sized bath, close coupled w/c, pedestal hand basin, radiator and vinyl flooring.

SHOWER ROOM

9' 10" x 3' 7" (3.00m x 1.08m)

Velux window allowing light. Shower room has an in-built shower cubical, pedestal hand basin, close coupled w/c, vinyl flooring and radiator.

Front Garden

To the front of the property there is a lovely patio area with raised flower beds. Gates lead to the driveway which allows space for one car. There is also side access leading to the back of the property.

Rear Garden

Low maintenance rear garden mainly laid with patio tiles, well-established flower bed down one side and bedding areas for plants. There is a lovely covered area to the end of the garden which has a Perspex roof over the top. There is also side access leading to the front of the property.

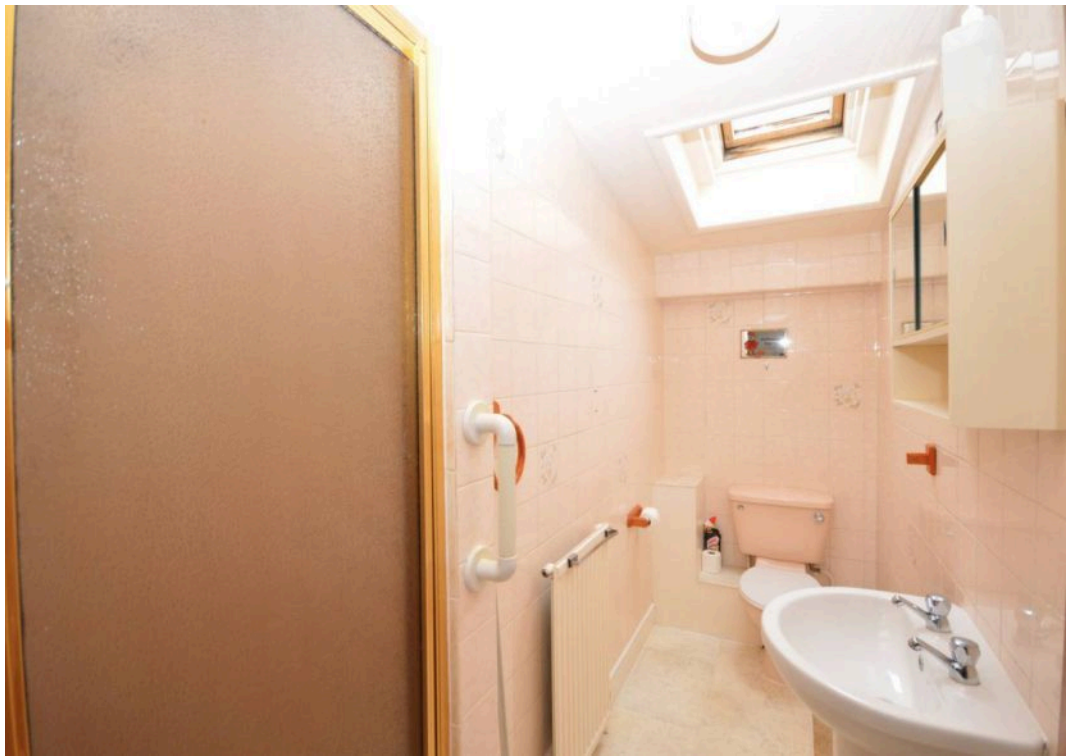
OFF STREET

1 Parking Space

Off road parking

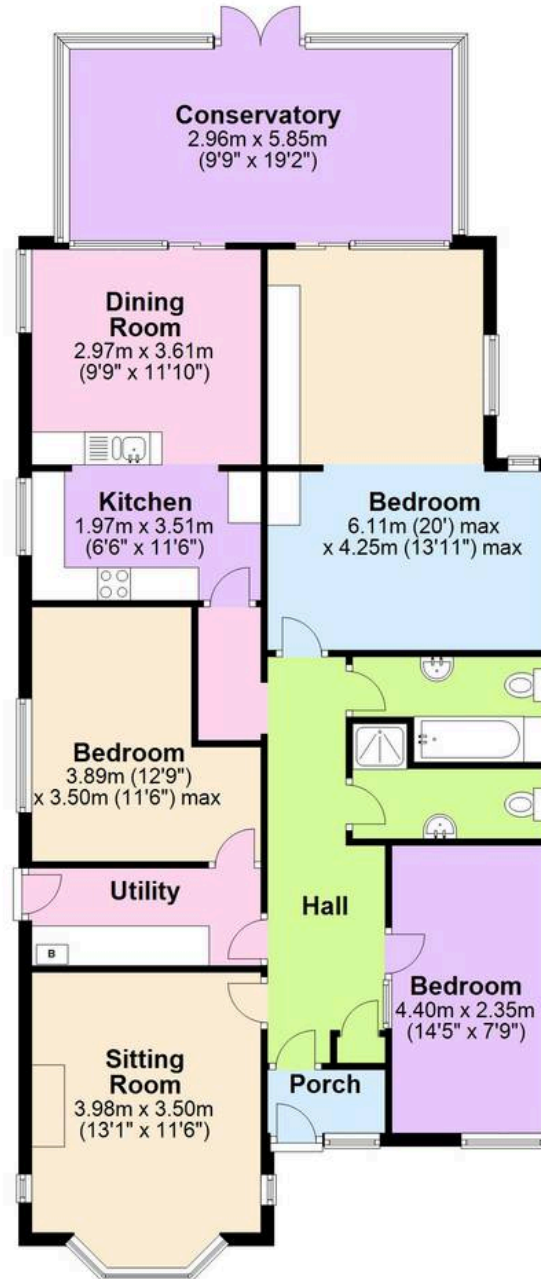






Ground Floor

Approx. 126.7 sq. metres (1363.6 sq. feet)



Total area: approx. 126.7 sq. metres (1363.6 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.



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