



12 Aerodrome Road
Hawkinge, Folkestone, CT18 7BT
£250,000

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12 Aerodrome Road, Hawkinge, Folkestone

A detached bungalow centrally located with large workshop and parking now well worthy of the complete updating and modernisation required.

Situation

Ideally positioned in a central location within a close and level walk to all of Hawkinge's large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a new excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

create your own home in a desirable and convenient location within a short walk of amenities.

Outside

The rear garden has several small ponds, mainly laid to lawn with paths and stepping-stones. The front garden is considered low maintenance with a small plant border. Driveway parking to the side.

Services

All main services are understood to be connected to the property.

Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: E

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

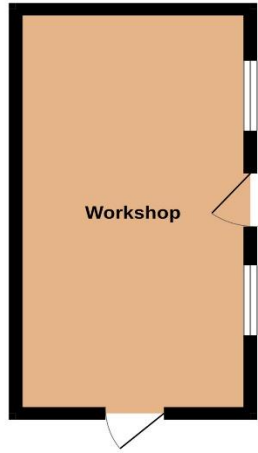
The Property

This detached bungalow is now in need of complete refurbishment and could possibly benefit from re-modelling in order to create a more family size modern space. The accommodation at present consists of two bedrooms, kitchen, dining room, sitting room and a bathroom. There are several lean to conservatory style additions to the rear that may need removing in order to open up the space. To the side of the property is a covered area which could lend itself to a car port, at present it is utilized as a storage area, while off here is a large workshop in good order. This is an excellent opportunity to

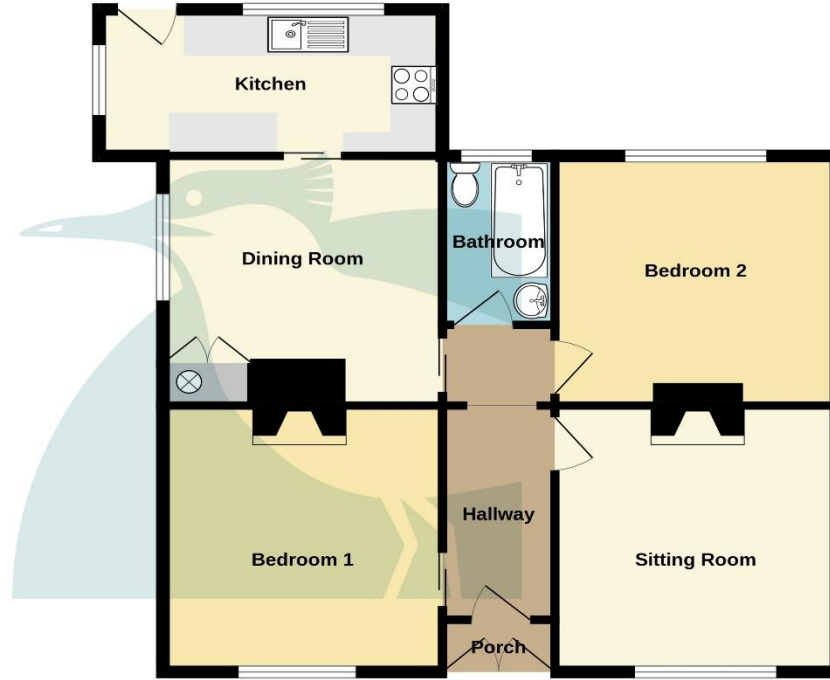


To view this property call Colebrook Sturrock on **01303 892000**

Outbuilding
190 sq.ft. (17.6 sq.m.) approx.



Ground Floor
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Porch

Hallway

Bedroom One

12' 6" x 11' 11" (3.81m x 3.63m)

Dining Room

12' 8" x 12' 7" (3.86m x 3.83m)

Kitchen

14' 8" x 6' 10" (4.47m x 2.08m)

Bathroom

7' 11" x 4' 10" (2.41m x 1.47m)

Bedroom Two

11' 11" x 11' 9" (3.63m x 3.58m)

Sitting Room

12' 9" x 12' 0" (3.88m x 3.65m)

Workshop

19' 0" x 10' 0" (5.79m x 3.05m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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