



25 Mitchell Avenue, Hawkinge,
FOLKESTONE, CT18 7QY
£345,000 NO CHAIN

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25 Mitchell Avenue, Hawkinge, Folkestone

Attractive, well-maintained 3 bedroom house with large conservatory, garage and lovely rear garden at the end of a short private driveway in a popular location in the village of Hawkinge. No Chain.

Situation

The property is located at the end of a short private driveway shared only with three other similar properties off Mitchell Avenue. Close by are a number of walks and rides over the surrounding idyllic countryside. The village of Hawkinge itself boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a Care Home. Leisure and socialising activities within the village include the Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, White Horse Public House, Cat and Custard Pot Public House and Take Away food establishments. Bus services run to both the coastal port of Folkestone to the south and, to the north via the A2, to 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 reduces travel time from Folkestone to London St Pancras via Ashford to some 59 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

A semi-detached family house well-maintained and presented positioned in a tucked away location with no chain. The property is considered to be an economical and easy to run home decorated in a neutral light colour scheme. On the ground floor is a well fitted kitchen, cloakroom/WC, generous size sitting room with doors opening into a delightful large conservatory. On the first floor is a galleried landing, three bedrooms and a family bathroom. This property should be viewed at your earliest

convenience to fully appreciate the position and the accommodation on offer.

Outside

The rear gardens are fully enclosed by high panelled fencing laid mainly to lawn with access to the front via the side access and high timber gate. The detached garage has an up and over door with driveway parking to the front.

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: C

EPC Rating: C

Agents Note

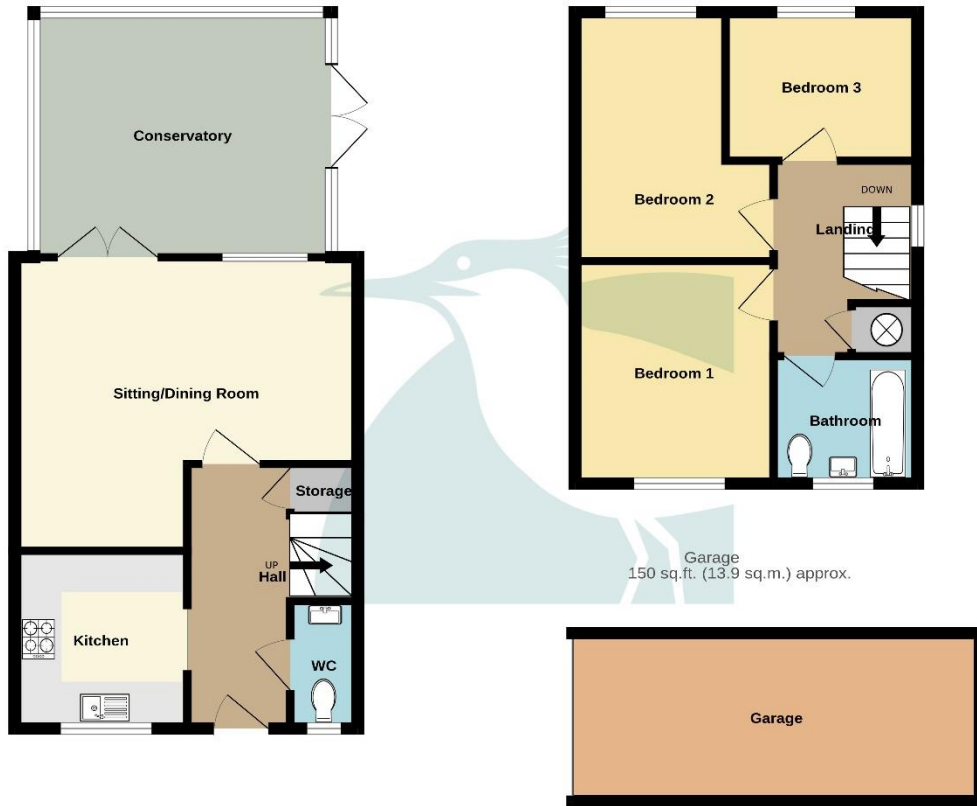
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor
513 sq.ft. (47.7 sq.m.) approx.

1st floor
354 sq.ft. (32.9 sq.m.) approx.



Garage
150 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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Entrance Hall

Kitchen

8' 8" x 7' 10" (2.64m x 2.39m)

Sitting / Dining Room

15' 8" x 14' 3" (4.77m x 4.34m)

Conservatory

11' 10" x 13' 6" (3.61m x 4.11m)

Downstairs wc

Bedroom One

10' 8" x 8' 8" (3.25m x 2.64m)

Bedroom Two

12' 3" x 6' 10" (3.73m x 2.08m)

Bedroom Three

8' 4" x 7' 0" (2.54m x 2.13m)

Bathroom

Garage

18' 5" x 9' 3" (5.61m x 2.82m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	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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