



17 Gillman Close, Hawkinge,  
Folkestone, CT18 7NR  
£225,000 NO CHAIN

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# 17 Gillman Close, Hawkinge, Folkestone

A deceptively spacious end of terrace property with two double bedrooms, sitting room, large kitchen/dining room, off road parking to the front and private rear garden. **NO CHAIN.**

## Situation

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

This is a deceptively spacious family house which has been well maintained. The accommodation consists of two double bedrooms, with the main bedroom having ample storage/airing cupboard and family bathroom on the first floor. On the ground floor there is an entrance hall, sitting room with walk-in under stairs cupboard and spacious kitchen/dining room. The property is considered to be economical to run and benefits from Economy 7 electric heaters. Viewing is highly recommended to fully appreciate this spacious family home.

## Outside

The rear garden is not overlooked and considered low maintenance being fully paved with access to the front via a high timber gate. Open rural views to the rear. The front has an area of neat lawn and designated off road parking for one vehicle.

## Services

All main services are understood to be connected to the property. Economy 7 heating.

## Local Authority

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

## Tenure

Freehold

**Current Council Tax Band: B**

**EPC Rating: D**

## 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

Ground floor  
326 sq.ft. (30.3 sq.m.) approx.

1st floor  
316 sq.ft. (29.4 sq.m.) approx.



**Sitting Room**  
11' 1" x 12' 11" (3.38m x 3.93m)

**Kitchen / Dining Room**  
14' 5" x 7' 10" (4.39m x 2.39m)

**Bedroom One**  
11' 2" x 11' 1" (3.40m x 3.38m)

**Airing Cupboard**  
6' 9" x 3' 0" (2.06m x 0.91m)

**Bedroom Two**  
9' 9" x 7' 6" (2.97m x 2.28m)

**Bathroom**  
6' 5" x 5' 11" (1.95m x 1.80m)



TOTAL FLOOR AREA : 642 sq.ft. (59.7 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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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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