



Fernhaven, Mill Lane,
Hawkinge, FOLKESTONE, CT18 7BY
£250,000 NO CHAIN

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Fernhaven

Mill Lane, Hawkinge, FOLKESTONE

A semi-detached bungalow now in need of upgrading with large conservatory and good size gardens in a convenient village location with no chain.

Situation

Fernhaven is located in Mill Lane in a very convenient central village location close to all amenities. Nearby are a number of walks and rides over surrounding 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 bungalow now in need of modernisation and positioned in a convenient location close to all amenities. The present accommodation offers an entrance porch, inner hall, sitting room, large conservatory, fitted kitchen, bedroom and a bathroom. A second bedroom is located at the front of the bungalow where the property has been re-configured here, increasing the bedroom size and incorporating an ensuite. An early viewing is strongly recommended to appreciate the location and all this property has to offer.

Outside

The large gardens to the rear are completely enclosed and not overlooked, while to the side and front there is an off road parking area.

Services

Gas central heating and all mains services are understood to be connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: D

Agents Note

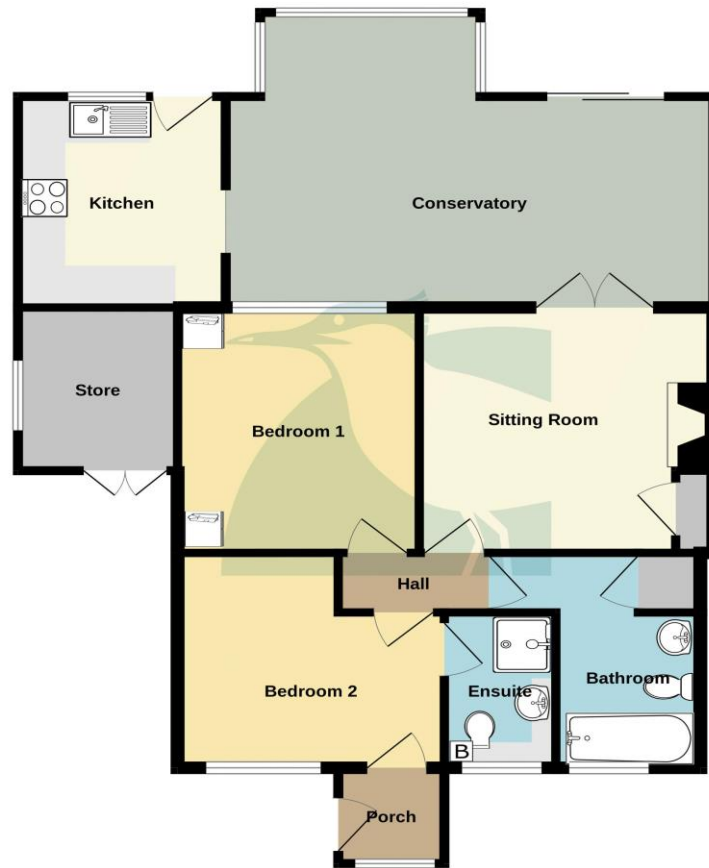
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

Ground Floor
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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 Porch

4' 6" x 4' 6" (1.37m x 1.37m)

Hall

Bathroom

10' 0" x 6' 1" (3.05m x 1.85m)

Ensuite

7' 4" x 4' 9" (2.23m x 1.45m)

Bedroom Two

11' 3" x 10' 2" (3.43m x 3.10m) max

Bedroom One

11' 7" x 10' 2" (3.53m x 3.10m)

Sitting Room

12' 5" x 11' 8" (3.78m x 3.55m)

Conservatory

20' 7" x 10' 0" (6.27m x 3.05m) extending to 14' (4.26m) into bay

Kitchen

9' 11" x 8' 9" (3.02m x 2.66m)

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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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