



Antler Cottage, 409 Canterbury Road
Densole, Folkestone, CT18 7BH
£299,995 NO CHAIN

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Antler Cottage, 409

Canterbury Road, Densole, Folkestone

A detached bungalow now needing some updating with two bedrooms, garage and parking with no chain.

Situation

This property is situated on the Canterbury Road at Densole. Close by are a number of walks and rides over surrounding countryside. The village of Densole provides a variety of amenities, including Post Office/Stores, Public House and Riding Stables. The village of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and an 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, Take Away outlets 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.

The Property

This detached village bungalow is set well back and in need of some modernisation and updating. The accommodation consists of a double aspect sitting/dining room extending across the width of the property, kitchen at the rear with access to a utility/garden room, two bedrooms with the main bedroom being double aspect and a bathroom. At the side is an attached garage with up and over door to the front and window at the rear. This is a super opportunity to purchase a detached property

that is considered a blank canvas, viewing is highly recommended.

Outside

The rear garden is enclosed, mainly low maintenance with an area of paved patio with the remainder providing space for a vegetable or fruit garden. Two garden sheds and a greenhouse will remain. At the front, the garden is established with a varied array of shrubs and plants along with an area of neat lawn. Driveway parking to the front of the garage for several vehicles.

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

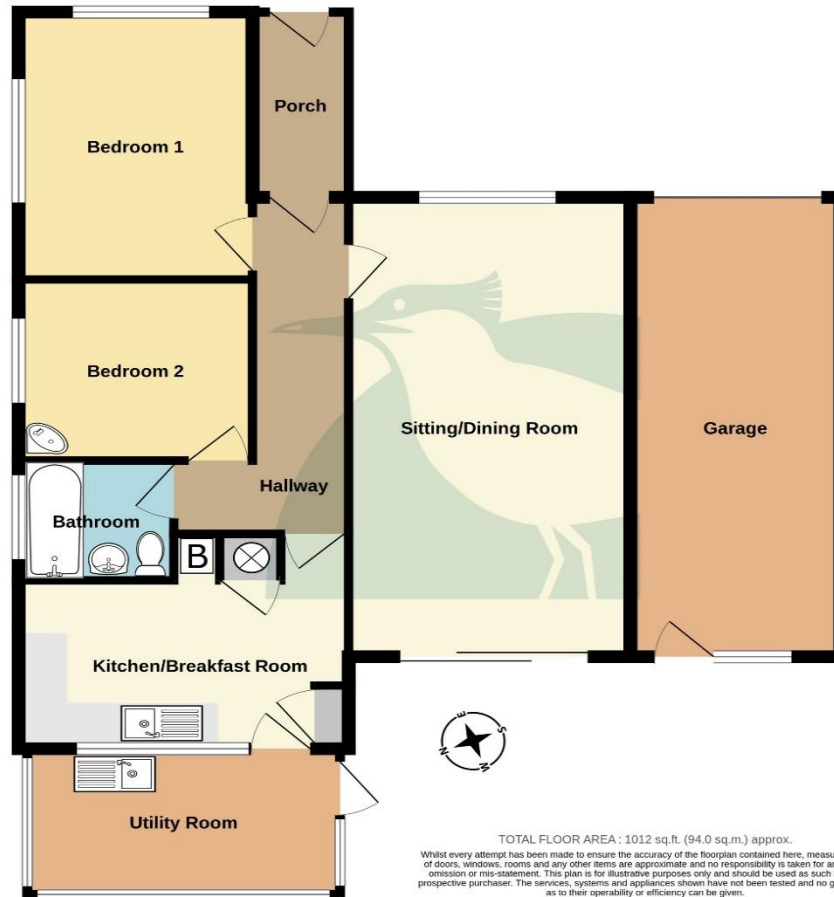
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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

Ground Floor
1012 sq.ft. (94.0 sq.m.) approx.



Entrance Porch

Hall

Sitting/Dining Room
11' 11" x 21' 5" (3.63m x 6.52m)

Utility/Garden Room
13' 3" x 6' 9" (4.04m x 2.06m)

Kitchen/Breakfast Room
14' 5" x 7' 0" (4.39m x 2.13m)

Bedroom One
12' 5" x 9' 10" (3.78m x 2.99m)

Bedroom Two
10' 0" x 8' 5" (3.05m x 2.56m)

Bathroom
6' 7" x 5' 7" (2.01m x 1.70m)

Garage
21' 0" x 8' 10" (6.40m x 2.69m)

TOTAL FLOOR AREA: 1012 sq.ft. (94.0 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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