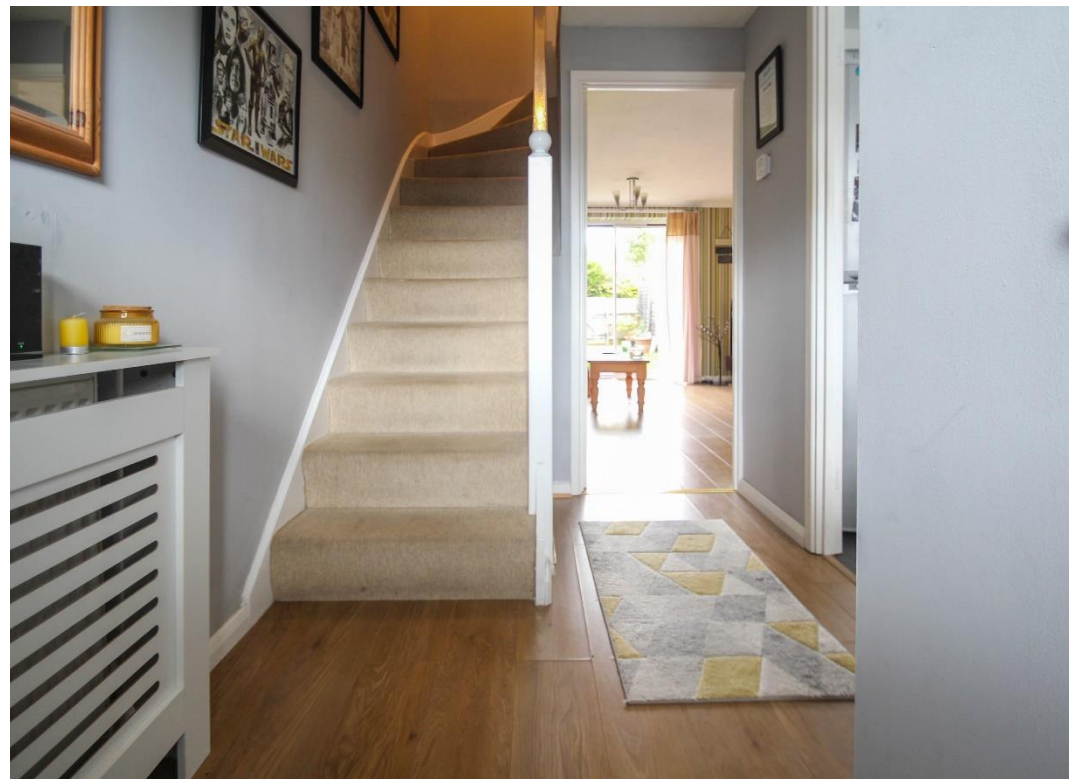




7 Megone Close  
Hawkinge, Folkestone, CT18 7FL  
£245,000 Guide Price

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# 7 Megone Close

Hawkinge, Folkestone

An attractive terrace house with two double bedrooms, gardens, private rear access to generous allocated parking positioned in a desirable cul-de-sac. **NO CHAIN**

## Situation

Megone Close is a quiet established cul-de-sac on the outskirts of the expanding and bustling village of Hawkinge. 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 terraced house is ideally nestled away towards the end of a quiet cul-de-sac that consists of similar style two and three bedroom family homes. It is considered to be an easy and economical home to run, with the accommodation consisting of a canopied entrance hall gives access to both the fitted kitchen and sitting/dining room which has wide sliding patio doors that open out to the rear garden. On the first floor there are two double bedrooms and a family bathroom.

## Outside

The fully enclosed rear garden has an area of lawn with two paved patios and a garden shed. a high timber gate gives private access to the allocated parking where there is space for several vehicles. To the front of the property there is a central pathway leading to the front door with established conifer borders and lawn.

## 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**

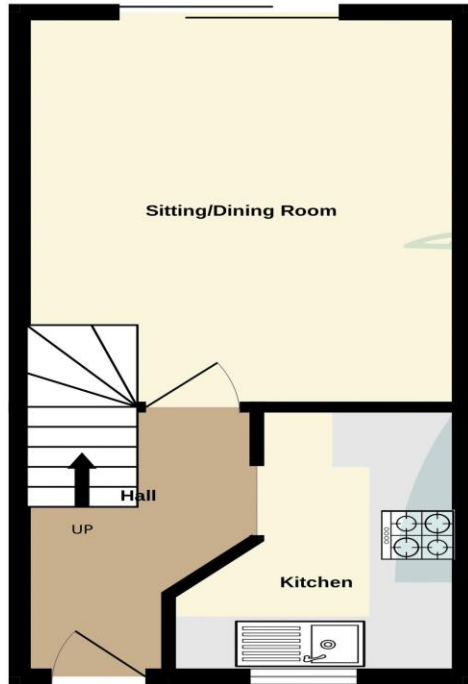
## Agents Note

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.

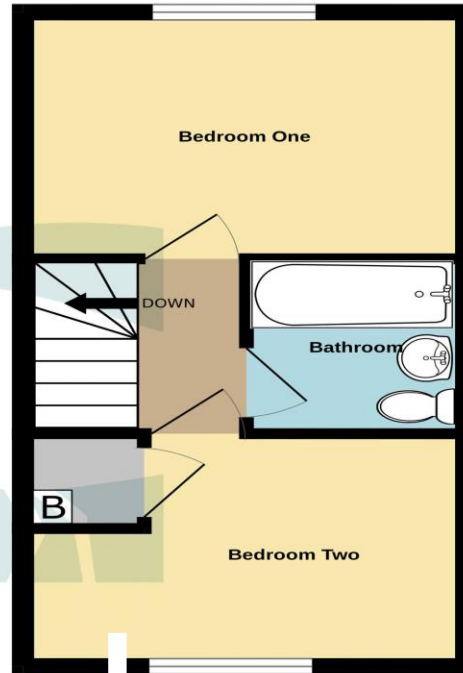


To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor  
283 sq.ft. (26.3 sq.m.) approx.



1st Floor  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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

9' 9" x 7' 6" (2.97m x 2.28m)

### Sitting/Dining Room

14' 3" x 11' 10" (4.34m x 3.60m)

### First Floor Landing

### Bedroom One

11' 10" x 8' 11" (3.60m x 2.72m)

### Bedroom Two

11' 11" x 8' 5" (3.63m x 2.56m)

### Bathroom

6' 4" x 5' 7" (1.93m x 1.70m)

### Designated Parking

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 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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