



34 Athelstan Road,
Folkestone, CT19 6EU
Offers in Excess of £300,000

colebrooksturrock.com





34 Athelstan Road, Folkestone

A deceptively spacious immaculately presented four bedroom mid terraced house situated in a popular residential location.

Situation

This property is located on the popular outskirts of Folkestone Town Centre, positioned on a well-regarded side road made up of similar Victorian-style family homes. The road benefits from ample on-street parking and is within easy walking or driving distance of a full range of local amenities, including a doctor's surgery, dentist, supermarkets, restaurants, and takeaway outlets. Families will appreciate the proximity to local primary schools, with secondary and grammar schools situated a little further into Folkestone easily accessible via a convenient local bus service. Folkestone itself offers a diverse mix of shopping, arts and crafts, and recreational facilities, with highlights including the renowned Leas promenade and scenic access to the picturesque seafront. For commuters, the property is ideally situated with easy access to the M20 motorway, and mainline train services from Folkestone to London St. Pancras via Ashford, with a journey time of approximately 59 minutes.

The Property

This delightful four bedroom family home has been well-maintained throughout the years and offers deceptively spacious and well-proportioned accommodation. On the ground floor is a useful entrance porch with a light and airy sitting room to the front having feature square bay window and high efficiency living flame gas fire. The good size dining room has double doors opening into the rear garden and a further glass door leading into the lovely fully fitted kitchen. Modern family bathroom. On the first floor is a galleried landing with newly fitted contemporary shower room, a lovely master bedroom and an additional single bedroom currently being used as a home office, both have ample storage with built-in wardrobes.

On the second floor there are two further light and airy bedrooms both of a good size. The layout of this property provides comfortable living perfect for a growing family and together with the close proximity to schools and local amenities makes it an ideal family purchase.

Outside

The rear garden is fully enclosed with high panelled fencing, steps leading to an area of neat lawn with attractive modern paved patio to the far rear with attractive raised planter.

Services

All main services are understood to be connected to the property.

Local Authority

Folkestone and Hythe District Council, 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.

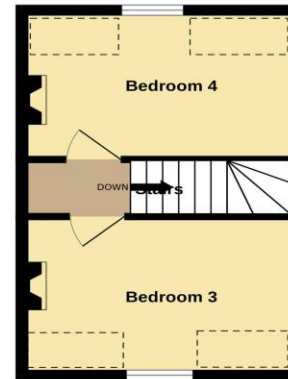
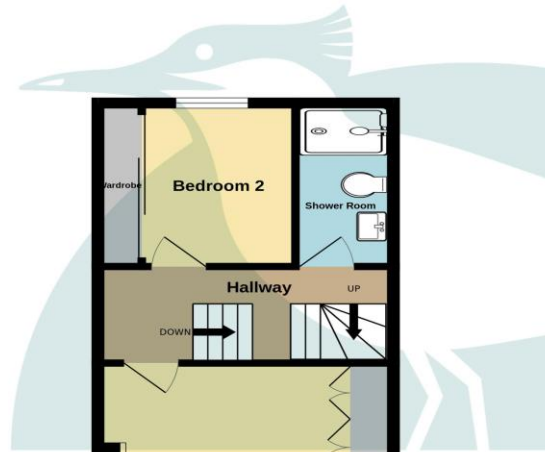
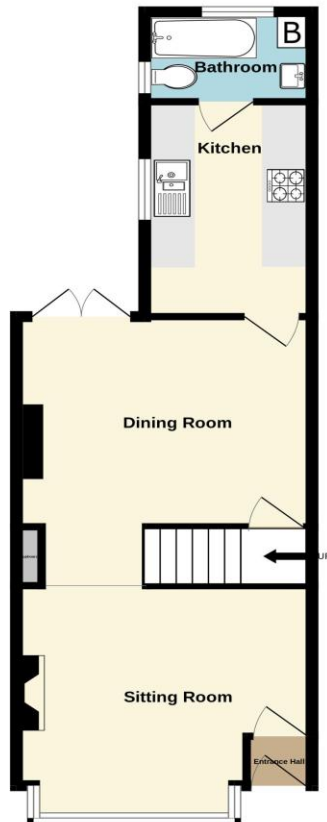


To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
480 sq.ft. (44.6 sq.m.) approx.

1st Floor
336 sq.ft. (31.2 sq.m.) approx.

2nd Floor
245 sq.ft. (22.8 sq.m.) approx.



Sitting Room
13' 3" x 13' 7" (4.04m x 4.14m)

Dining Room
14' 7" x 13' 7" (4.44m x 4.14m)

Kitchen
11' 8" x 7' 8" (3.55m x 2.34m)

Bathroom
4' 10" x 7' 7" (1.47m x 2.31m)

Bedroom One
10' 10" x 13' 7" (3.30m x 4.14m)

Bedroom Two
8' 6" x 6' 6" (2.59m x 1.98m)

Shower Room
8' 7" x 4' 5" (2.61m x 1.35m)

Bedroom Three
8' 7" x 12' 7" (2.61m x 3.83m)

Bedroom Four
8' 1" x 12' 7" (2.46m x 3.83m)

TOTAL FLOOR AREA: 1061 sq.ft. (98.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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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