



10 Ferguson Close Hythe Kent CT21 5QL  
Guide £520,000

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# 10 Ferguson Close

Hythe CT21 5QL

Spacious four bedroom family home being just a level walk away from the High Street.

Chain Free.

## Situation

Ideally situated in a quiet cul-de-sac backing onto the tow path alongside the Royal Military Canal.

Conveniently situated with a level walk from Hythe's town centre with three supermarkets, including Waitrose and a range of independent shops, boutiques and cafes.

There are bus routes close by and a good selection of schools in the area, including the boys and girls grammar schools in nearby Folkestone.

High Speed rail links to London St. Pancras are via Folkestone West station on HS1 in under an hour. The M20 motorway provides links to the remainder of Kent and Eurotunnel in Cheriton offers connections to France and the Continent.

## The Property

This well proportioned four bedroom family home is favourably situated at the end of a cul-de-sac in a much sought after location.

The property is well presented throughout and offers well planned accommodation, this includes an entrance hall leading through to a spacious open plan Living/dining area and modern fitted kitchen, the lounge area featuring a log burner. There is also a separate utility room and cloakroom/wc.

To the first floor there are four spacious double bedrooms, with a shared en-suite shower room for bedrooms one and two. Both these rooms also

have a Juliet balcony. There is also a family bathroom.

## Outside

The front and rear gardens have been designed for ease of maintenance. There is a useful summer house in the rear garden and pretty koi carp pond.

There is also an integral single garage with off road parking.

## Services

We understand all main services are connected.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: F

## EPC Rating: D

## Agents Note

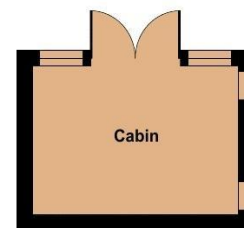
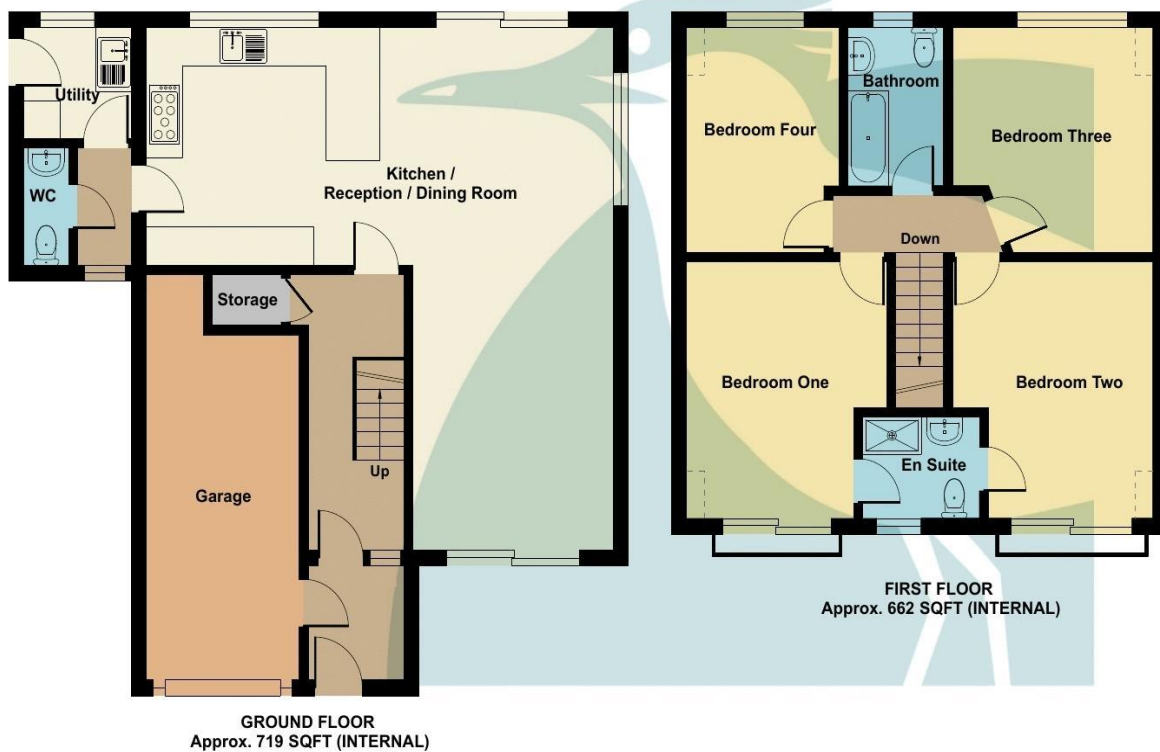
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 260666**

Approximate Area = 1545 sq ft / 143.5 sq m (includes garage)  
 Limited Use Area(s) = 10 sq ft / 0.9 sq m  
 Outbuilding = 90 sq ft / 8.3 sq m  
 Total = 1645 sq ft / 152.7 sq m

For identification only - Not to scale



**OUTBUILDING**  
 Approx. 90 SQFT (INTERNAL)

- Utility**  
6' x 5'10 (1.83 x 1.78)
- Kitchen / Reception / Dining Room**  
27'6 x 25'11 (8.38 x 7.90)
- Garage**  
21'4 x 8'5 (6.50 x 2.57)
- Cabin**  
11'6 x 7'10 (3.51 x 2.39)
- Bedroom One**  
13'6 x 10'10 (4.11 x 3.30)
- Bedroom Two**  
13'6 x 11'3 (4.11 x 3.43)
- Bedroom Three**  
11'9 x 11'2 (3.58 x 3.40)
- Bedroom Four**  
11'9 x 8'6 (3.58 x 2.59)

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1096284

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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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