



## London Street, , Folkestone, Kent, CT20 1RA

- FANTASTIC PROPERTY
- SCOPE FOR IMPROVEMENT
- GARAGE
- NICE GARDEN
- FREEHOLD
- GREAT LOCATION
- OFF ROAD PARKING
- THREE GOOD SIZE BEDROOMS
- CLOSE TO LOCAL AMENITIES

**Asking Price £270,000**



# London Street, , Folkestone, Kent, CT20 1RA

## DESCRIPTION

Hunters are delighted to offer to the market this lovely three bedroom semi detached home in the extremely popular location of London Street in Folkestone.

The lucky buyers will have a fantastic opportunity to put their own stamp on the property and turn it into a real family home.

Step inside to find to your left the lounge which is a great space and also connects with the dining room to create a free and open space. Completing downstairs is the kitchen which has so much potential for the right person!

Upstairs you will find three good size bedrooms and family bathroom. There is potential for re configuration to create your own masterpiece.

Outside is a manageable garden which is a real sun trap on those long summer evenings! There is also a driveway and good size garage which allows parking with ease.

Location - London Street is situated close to the harbour in Folkestone. It's a great spot if you are wanting easy access to the town, harbour and other local amenities. Folkestone Central HS2 station is a short walk away with access to London St Pancras in under 45 minutes. The M20 motorway is also a short drive away with links to London and The Coast.



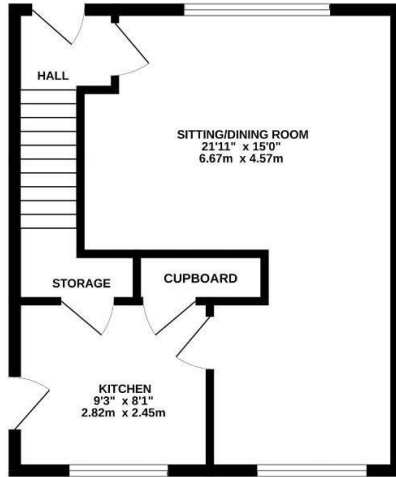


GROUND FLOOR



GARAGE  
16'0" x 8'3"  
4.88m x 2.50m

1ST FLOOR



HALL

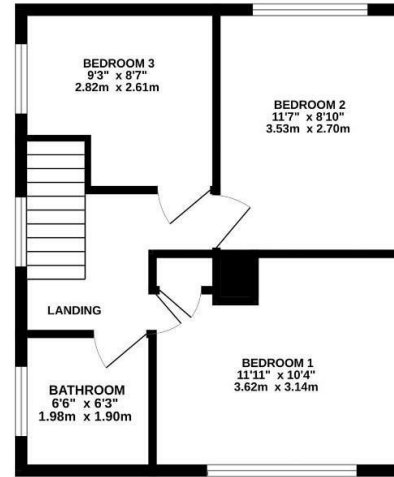
SITTING/DINING ROOM  
21'11" x 15'0"  
6.67m x 4.57m

STORAGE

CUPBOARD

KITCHEN  
9'3" x 8'1"  
2.82m x 2.45m

2ND FLOOR



BEDROOM 3  
9'3" x 8'7"  
2.82m x 2.61m

BEDROOM 2  
11'7" x 8'10"  
3.53m x 2.70m

LANDING

BATHROOM  
6'6" x 6'3"  
1.98m x 1.90m

BEDROOM 1  
11'11" x 10'4"  
3.62m x 3.14m

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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### Viewings

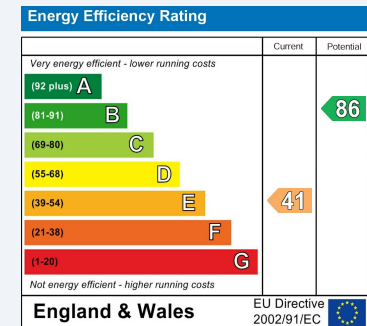
Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.