



## Kirton Close, Folkestone

- END OF TERRACE FAMILY HOME
- TWO RECEPTIONS
- UTILITY ROOM
- ELECTRIC CAR CHARGER
- EPC D

- THREE BEDROOMS, MASTER WITH EN-SUITE
- CLOAKROOM
- GARAGE AND PARKING
- GARDENS
- FREEHOLD

**Asking Price £350,000**

**Tenure: Freehold**

**HUNTERS®**

HERE TO GET *you* THERE

# Kirton Close, Folkestone

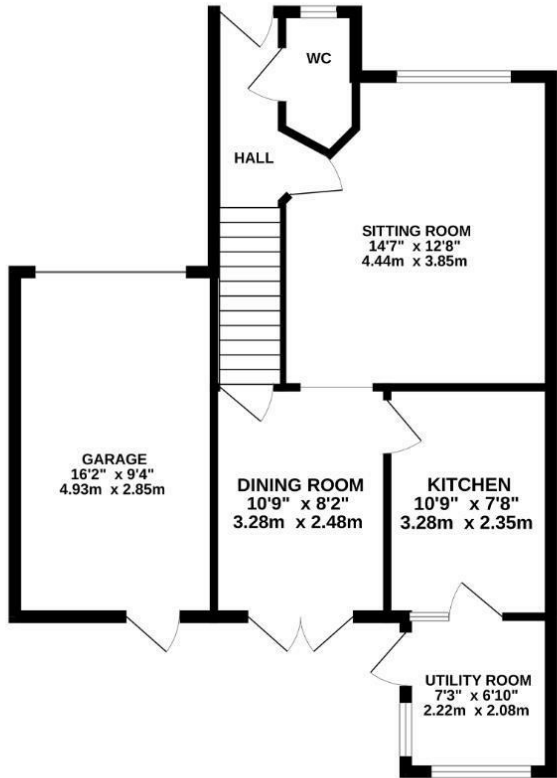
## DESCRIPTION

Hunters are pleased to offer for sale this end of terrace family home set in the corner of this favoured close. The spacious living space comprises entrance hall, cloakroom, sitting room, dining room, fitted kitchen and utility room. On the first floor there is a master bedroom with en-suite, two further bedrooms and a bathroom. Outside there is an enclosed rear garden and to the front a driveway providing parking and leading to the garage.

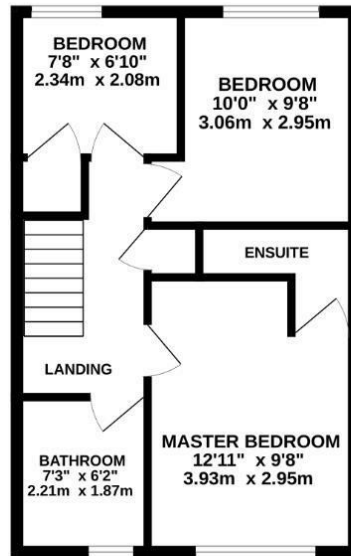
The property is set in a highly accessible location being close to the A260 offering links to the A2 and Canterbury, as well as the M20 motorway network leading to the Channel Tunnel and the Port of Dover. Hawkinge village has a range of eateries, two primary schools, dentist and doctors together with a lively community hall offering lots of activities for all the family including roller disco. There is a further range of individual shops and business together with a supermarket and a further range of shops.



GROUND FLOOR



1ST FLOOR



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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**Viewing**

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

93-95 Sandgate Road, Folkestone, CT20 2BQ  
Tel: 01303 210335 Email: folkestone@hunters.com <https://www.hunters.com>



Council Tax: D

**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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>86</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

