



## 9 St Johns Church Road, , Folkestone, Kent, CT19 5BQ

- Overlooking St Johns Church.
- Nicely presented
- Double bedroom.
- Tree lined road.
- Kitchen/Dining Room
- Rear Garden

**Asking Price £160,000**





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## DESCRIPTION

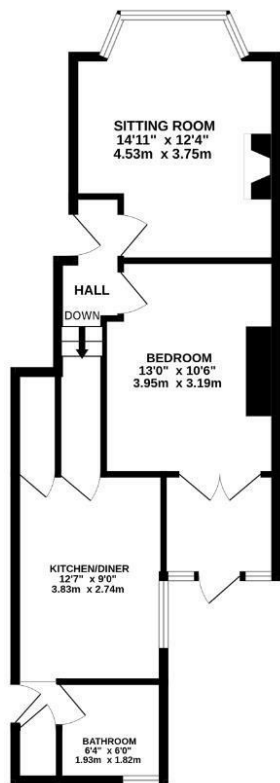
Hunters are pleased to offer for let this spacious ground floor garden flat with a SHARE OF THE FREEHOLD overlooking St. Johns Church to the front. The recently re-decorated living space comprises sitting room with bay window to the front, double bedroom with French doors to a small lean to conservatory to the rear, kitchen/dining room and bathroom. The property offers a lawned rear garden with decked area, enclosed by walls and fencing. The property benefits from gas central heating and the rear garden is for the sole use of the occupants of this flat. NO CHAIN

There is access to the creative quarter of the town of Folkestone which offers a wide range of bars, parks, eateries and shopping facilities. The famous Leas Promenade, Old High Street, Harbour Arm and the Coastal Path are all within walking distance. Central station providing a high speed link to Stratford and St. Pancras International in under an hour is a few minutes away making this the ideal property for the commute.





GROUND 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 misstatement. 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

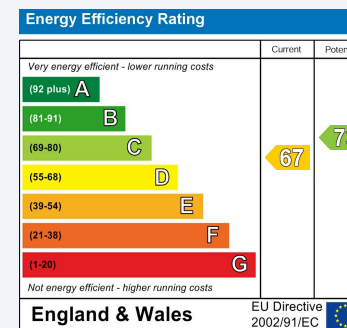
Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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