



## Ingles Mews, Christ Church Road, Folkestone

- TERRACED HOUSE
- 2 DOUBLE BEDROOMS
- EPC - TBC
- GARDEN
- ALLOCATED PARKING
- CLOSE PROXIMITY TO TOWN AND TRAIN STATION
- WELL PRESENTED
- FREEHOLD

Asking Price £270,000

Tenure: Freehold

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Ingles Mews, Christ Church Road, Folkestone

## DESCRIPTION

Hunters are pleased to present this very well presented two bedroom mid terrace property, with the benefit of off-road parking in the desirable location of Christ Church Road, Folkestone.

There is a gated entrance with a paved walkway to the front door. Walking in you are greeted with a wide entrance hall and has a crescent window above the door letting in natural light. Kitchen with a double-glazed window to the front, plenty of work surfaces, plumbing for a washing machine and a Worcester boiler. Spacious living room, has a storage cupboard under the stairs and space for a dining table. There is lots of natural light as you have the double-glazed door and large windows looking out to the garden.

Upstairs hallway with loft access, the main bedroom has fitted Sharps wardrobes with a double-glazed window looking out to the garden. The bathroom which has tiled flooring and walls, a bath with an over-head shower and basin and W.C. The second bedroom which is also a double, with fitted storage as well as double glazed windows looking out to the front.

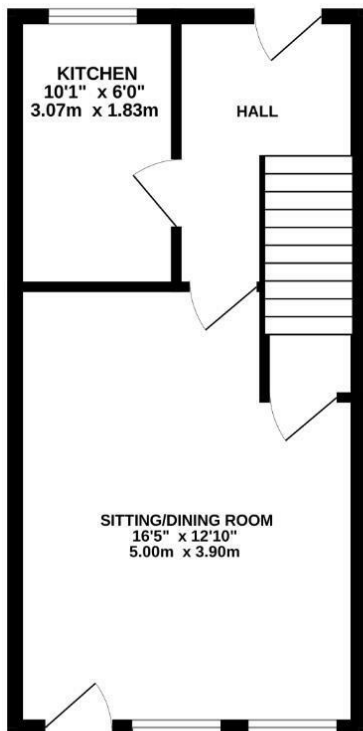
Outside - A pleasant rear garden which has a paved area great for socialising in the sun, flower beds to the left and a pathway taking you down to the rear entrance where you can access the parking.

Location: There is excellent access to the mainline train station at Folkestone central with access to St. Pancras and Stratford International, close to the shopping and leisure facilities the town has to offer including The Leas and the Harbour Arm and creative quarter with an exciting range of individual shops, businesses and eateries.

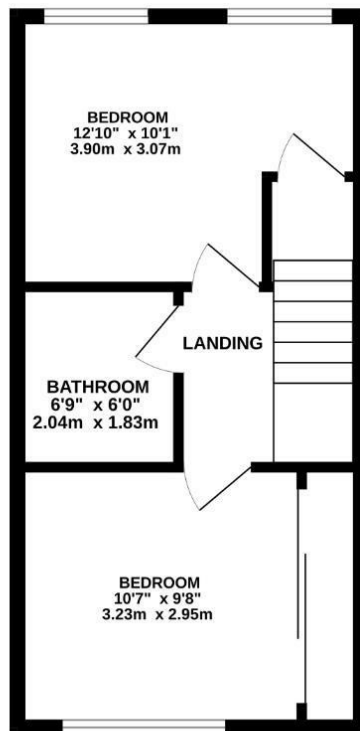
Please call Hunters at your earliest convenience to book a viewing!



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.  
Made with Metropix 6/2024

**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: C

**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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</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

