

## Bouverie Road West, , Folkestone, CT20 2RU

- CHAIN FREE
- MEWS STYLE HOME
- CLOSE TO FOLKESTONE CENTRAL HS1 STATION
- EPC - TO BE CONFIRMED
- GREAT LOCATION
- TWO BEDROOMS
- COSMETIC UPDATING REQUIRED

**Asking Price £260,000**



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## DESCRIPTION

DRAFT DETAILS! - MORE TO COME - Nestled in the sought-after area of Bouverie Road West, this charming two-bedroom coach house presents an excellent opportunity for those seeking a delightful home in Folkestone. This mews-style residence boasts a generous layout, offering ample space across two floors, making it ideal for both first-time buyers and those looking to downsize.

While the property does require some cosmetic modernisation, it provides a fantastic canvas for you to imprint your personal style and preferences. The well-proportioned reception room welcomes you with warmth and potential, while the two bedrooms offer comfortable retreats for rest and relaxation. The bathroom is conveniently located, ensuring practicality for everyday living.


One of the standout features of this property is its prime location. Situated within walking distance to the vibrant town centre, residents can enjoy a variety of shops, cafes, and amenities. Additionally, Folkestone Central Train Station is nearby, providing excellent transport links for commuters and those wishing to explore further afield.

This property is chain-free, allowing for a smooth transition into your new home. With its appealing features and desirable location, this coach house is ready for you to move in and make it your own. Don't miss the chance to view this lovely home and envision the possibilities it holds.



## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### 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.



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