



## Collingwood Rise, , Folkestone, CT20 3PX

- TWO BEDROOMS
- LONG LEASE
- HUGE AMOUNTS OF POTENTIAL
- PARKING ON FIRST COME FIRST SERVE BASIS
- REQUIRES MODERNISING THROUGHOUT
- NO ONWARD CHAIN
- GREAT VIEWS

**Guide Price £130,000**





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## DESCRIPTION

GUIDE PRICE - £130,000-140,000 - Nestled in the highly sought-after area of Collingwood Rise in Sandgate, Folkestone, this charming two-bedroom house presents an excellent opportunity for those looking to create their ideal home. The property boasts stunning views and spacious rooms, including a large lounge, a well-appointed kitchen, and a bathroom, providing ample space for comfortable living.

While the house does require works to enhance its potential, it offers a fantastic canvas for buyers to personalise and improve, ensuring it can be transformed into a cherished home for years to come. The generous layout allows for a variety of design possibilities, making it an exciting project for those with a vision.

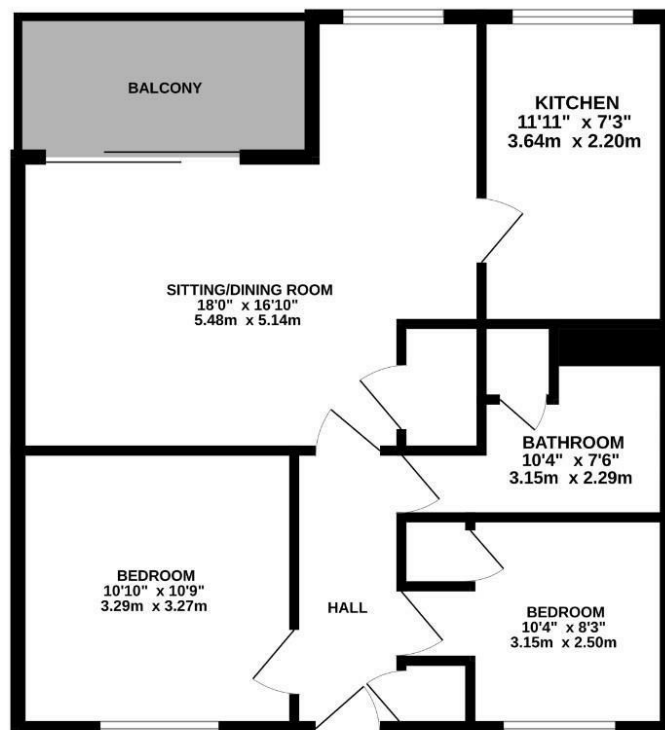
Parking is available on a first-come, first-served basis, adding convenience for residents and visitors alike. The location is particularly appealing, as it is within walking distance to Folkestone West HS1 train station, making commuting a breeze. Additionally, local bus routes provide further accessibility to the surrounding areas.

This property is situated in a massively popular location, combining the tranquillity of a residential neighbourhood with the vibrancy of nearby amenities. Whether you are a first-time buyer, a small family, or an investor, this house in Collingwood Rise is a remarkable opportunity not to be missed. Embrace the chance to make this spacious property your own and enjoy all that Folkestone has to offer.





## 2ND 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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### Viewings

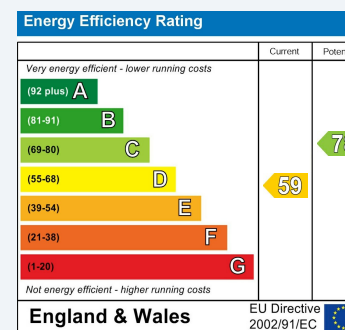
Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.