



Wood Avenue

Folkestone CT19 6JH

- Mid Terrace Residence
- Kitchen/Breakfast Room
 - Spacious Bathroom
- Off Road Parking Space
- Two Bedrooms
 - Living Room
- Front & Rear Gardens
- Close To Shops & Amenities

Asking Price £200,000 Freehold





Mapps Estates are pleased to bring to the market this two bedroom mid-terraced two bedroom property enjoying front and rear gardens and an off-road parking space. The accommodation comprises a living room, kitchen/breakfast room, two bedrooms and a spacious fitted bathroom. An early viewing comes highly recommended.

Located in a popular residential area and within easy access to local shops and schooling nearby. Folkestone West mainline railway station is a short car journey away giving high-speed services to London St. Pancras in just over 50 minutes. Folkestone's Harbour Arm is in the nearby proximity and offers a selection of eateries and pop up bars including a Champagne bar situated in the former lighthouse at the end of the pier. This area, being constantly improved and developed, now forms a real vibrant social area with great facilities. Turning back into the town you will find yourself in Folkestone's Creative Quarter, home to artists, creative businesses, independent boutiques and eateries. Both primary and secondary schooling is available in the area with Grammar schools available for both boys and girls. In the main Town Centre itself, you will find an array of stores and independent shops along with several supermarket chains. The M20 is also within easy access by car along with the Channel Tunnel Terminal and Port of Dover.

Ground Floor:

Front Entrance

With pitched roof canopy and wall light, front door opening to entrance lobby.

Entrance Lobby

With stairs to first floor, wood effect flooring, heating thermostat, radiator, consumer unit, open doorway through to living room.

Living Room 11'8 x 8'7

With front aspect UPVC double glazed window, understairs store cupboard, wood effect flooring, radiator, open doorway through to kitchen.

Kitchen/Breakfast Room 15'3 x 8'1

With rear aspect UPVC double glazed windows and frosted double glazed back door opening to rear garden, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainers with mixer tap over, breakfast bar, wood effect fitted store cupboards and drawers, space for electric cooker with wall-mounted extractor over, space for fridge/freezer, space and plumbing for washing machine, wall-mounted Worcester Bosch gas-fired boiler, tiled floor, radiator.

First Floor:

Landing

With wood effect flooring, radiator, doors to bedrooms and bathroom.

Bedroom 11'1 x 10'7

With front aspect UPVC double glazed window, loft hatch, recessed fitted wardrobe and store cupboard, airing cupboard housing hot water cylinder with fitted shelving over, wood effect flooring, radiator.

Bedroom 9'3 x 5'8

With rear aspect UPVC double glazed window with far-reaching view across Folkestone, wood effect flooring, radiator.

Bathroom 9' x 7'8

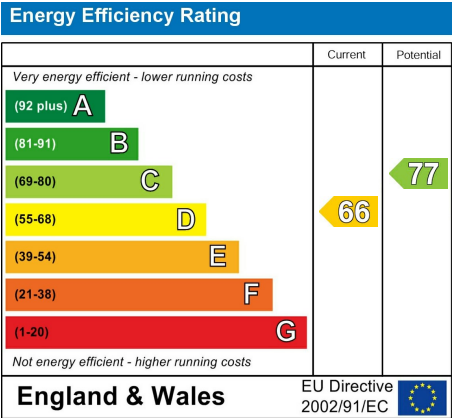
With UPVC frosted double glazed window, panelled bath with mixer tap and shower attachment, Mira electric shower and shower screen over, pedestal wash hand basin, WC, vinyl tiled flooring, chrome effect heated towel rail.

Outside:

To the front of the property is an allocated parking space; from here a shared pathway leads to the front entrance with a lawned garden to one side. The rear garden is laid to artificial grass, with two ash trees and an apple tree, an outside tap and wall light, and a side gate accessing a shared passageway.



Local Authority Folkestone & Hythe District Council
Council Tax Band A
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.