



Cheriton Road,

£280,000



Reeds Rains

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Cheriton Road, Folkestone, Kent

£280,000

FOR SALE WITH REEDS RAINS ESTATE

AGENTS.....Reeds Rains are delighted to bring to the market this substantial five bedroom semi-detached house situated close to Folkestone West train station which provides fast links to London. The accommodation is split over four floors and includes five bedrooms, two reception rooms, kitchen, shower room and a cellar. The property is in need of full modernisation throughout however this has been reflected in the keen asking price. This property is being offered to the market by Sole Agents Reeds Rains with no onward chain and we do recommend early viewing in order to avoid missing out on this fantastic property.

LOCATION

Being only about 2 miles from Folkestone town centre and within one mile of Folkestone West Station where the High Speed Link service to London, St Pancras is available (commuter times of under an hour). The motorway link is served by the nearby M20 (Junction 12), with the continent easily accessible via the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1, 3 and 5 miles away respectively. The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short stroll away. The village of Sandgate offering a range of independently owned shops, bars and restaurants are again only a short walk away. There are a number of good/outstanding schools in the vicinity, including the much sought after Sandgate Primary School along with the boys' and girls' grammar schools. The Cinque Ports Town of Hythe, approximately 3.5 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

ENTRANCE

Via door to Entrance Porch with further door to Entrance Hall.

ENTRANCE HALL

4.94m x 1.92m (16'2" x 6'4")

Doors to Living Room and Kitchen. Stairs to First Floor.

LIVING ROOM

5.43m x 4.05m (17'10" x 13'4")

Bay window to front, doors to Dining Room.

DINING ROOM

4.29m x 3.55m (14'1" x 11'8")

Doors to Lean to.

LEAN-TO

3.00m x 2.68m (9'10" x 8'9")

Doors out to Rear Garden.

KITCHEN

Windows to side and rear, door out to Garden, door down to Cellar.

CELLAR

Access via Kitchen.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all rooms, stairs to Second Floor.

BEDROOM 1

5.38m x 3.53m (17'8" x 11'7")

Window to front.

BEDROOM 2

4.28m x 3.56m (14'0" x 11'8")

Window to rear.

BEDROOM 3

2.67m x 2.40m (8'9" x 7'11")

Window to front.

SHOWER ROOM

2.64m x 3.98m (8'8" x 13'1")

Narrowing to 1.65m. Corner shower, wash hand basin.

CLOAKROOM/WC

1.16m x 0.90m (3'10" x 2'11")

Low level WC.

SECOND FLOOR

BEDROOM 4

4.45m x 3.58m (14'7" x 11'9")

Window to front.

BEDROOM 5

3.60m x 3.51m (11'10" x 11'6")

Window to rear.

REAR GARDEN

To the rear of the property is a small walled garden with side access and a patio area.

EPC RATING

EPC - E



For full EPC please contact the branch

Sonic Tape Clause

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



