



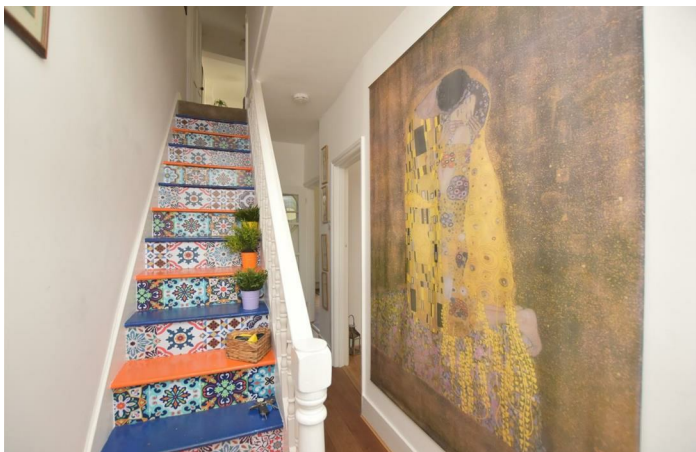
Dunnett Road

Folkestone CT19 4BX

- Charming Period Terraced Home
 - Living Room With Bay Window
- Fitted Kitchen With Integrated Appliances
 - Two Bedrooms & Study
- Well Presented Throughout
- Large Separate Dining Room
 - Modern Fitted Bathroom
- Delightful South Facing Rear Garden

Offers In Excess Of £280,000 Freehold





Mapps Estates are delighted to bring to the market this beautifully presented mid-terrace period home conveniently located within walking distance of Cheriton high street. The ground floor accommodation comprises a reception hall, a living room with a feature fireplace and bay window, a spacious separate dining room, and a modern fitted kitchen with integrated appliances, while to the first floor are the two bedrooms, a study and a modern fitted bathroom. The property also enjoys a delightful South facing rear garden. An early viewing comes highly recommended.

Located in the popular area of Cheriton, positioned within easy access to Folkestone West Train Station and the high street which offers a good selection of shopping facilities, amenities, primary and secondary schooling including grammar schools. The pretty coastal village of Sandgate is a short drive away and again offers a selection of shopping facilities, art galleries, antique shops, fashionable bars and restaurants. The Tesco superstore is within easy reach as is the M20 motorway and Channel Tunnel Terminal. Folkestone West train station is easily accessible and offers high speed rail services to London, St Pancras (approximately 50 minutes). Folkestone town centre is a short drive away and offers a wider range of shopping and leisure facilities, and pleasant walks along the Leas Promenade. The historic Cinque Port town of Hythe is approximately 15 minutes by car and offers a good selection of independent shops together with both Waitrose and Sainsbury's stores. The Royal Military Canal runs through the centre of the town and Hythe also enjoys an unspoilt seafront.

Ground Floor:

Front Entrance

UPVC front door with inset circular frosted double glazed panel and window over, opening to reception hall.

Reception Hall 15'5 x 4'7

With engineered oak flooring, stairs to first floor with understairs coat-hanging and storage space, gas meter, cupboard housing electric meter and consumer unit, glazed panel door to dining room and door to living room.

Living Room 14'1 x 8'11

With front aspect bay window with UPVC double glazed windows, bespoke fitted shutters and distant hillside view, feature fireplace, coved ceiling, picture rail, engineered oak flooring, radiator.

Dining Room 13'8 (max) x 11'6

With rear aspect UPVC double glazed window looking to garden, fitted shelving, engineered oak flooring, radiator, open doorway through to kitchen.

Kitchen 16'8 x 7'3 (max)

With side aspect UPVC double glazed window and back door, modern fitted kitchen comprising a range of blue wood grain effect store cupboards and drawers, square edged wood effect worktops with tiled splashbacks over, inset ceramic one and a half bowl sink/drainage with mixer tap over, rear aspect UPVC double glazed window looking onto garden, four ring AEG induction hob with extractor over and electric oven under, integrated dishwasher and fridge/freezer, pull-out shelved cupboard, wall-mounted Glow Worm gas-fired combination boiler, wood effect tiled floor, feature vertical hexagonal design radiator.

First Floor:

Landing

With loft hatch and fitted loft ladder.

Bedroom 14'4 x 14' (max points)

With front aspect bay window with UPVC double glazed windows, bespoke fitted shutters and hillside view, further UPVC double glazed window with bespoke fitted shutters to side, recessed shelved store cupboard and additional shelving to chimney breast recesses, floor to ceiling fitted double wardrobe, radiator.

Bedroom 11'7 x 8'5

With rear aspect UPVC double glazed window looking onto garden, fitted dressing table and shelves, fitted floor to ceiling double wardrobe, radiator.

Bedroom/Study 16'4 x 7'2

With side aspect UPVC double glazed window with bespoke fitted shutters, radiator, door opening to bathroom.

Bathroom 8'6 x 6'1

With UPVC frosted double glazed window, shower bath (installed earlier this year) with mixer tap, rainfall shower with separate hand-held shower attachment and shower screen over, aquaboard panelling, vanity unit comprising WC with concealed cistern, wash hand basin set into shelf with mixer tap over and marble effect store cabinets over and under, shaver point, vinyl flooring, extractor fan, chrome effect heated towel rail.

Outside:

To the front of the property is a low-walled garden laid to brick block paving, with a gated pathway leading to the front entrance. The rear South facing garden is laid to decking, with a shrub border, outside tap, garden store and a gate opening to a shared alleyway to the rear.



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



Ground Floor
 Approx. 41.6 sq. metres (447.4 sq. feet)



First Floor
 Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 83.1 sq. metres (894.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.