







Newington Road, Peene, Folkestone, Kent., CT18 8BD

- Nestled Against the Kent Downs
- 3 Bedrooms
- Modern Fitted Kitchen with a range of Integrated Appliances
- Coulourful Gardens
- Garage
- Individual Detached Bungalow
- Double Aspect Sitting Room
- Shower Room
- Off Road Parking
- Small Rural Hamlet

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Asking Price £425,000

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DESCRIPTION

Set back from the road and standing in colourful, well stocked gardens is this detached 3 bedroom bungalow. Adjoining pastureland to the rear this individual bungalow offers accommodation to include a double aspect sitting room, having a feature brick fireplace, stylish kitchen with a range of integrated appliances and recessed downlighters, 3 bedrooms and a modern shower room. To the rear and overlooking the garden is a most welcoming sun lounge.
The garden is a particular delight and includes a colourful and interesting selection of shrubs and bushes designed to provide all year round interest. Ample off road parking is provided along with a single garage.
Peene is a quiet hamlet situated in the civil parish of Newington, just one mile north west of Folkestone. It serves as an excellent base for exploring the local countryside and is nestled against the stunning Kent Downs.
IDENTIFICATIONS CHECKS
"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."



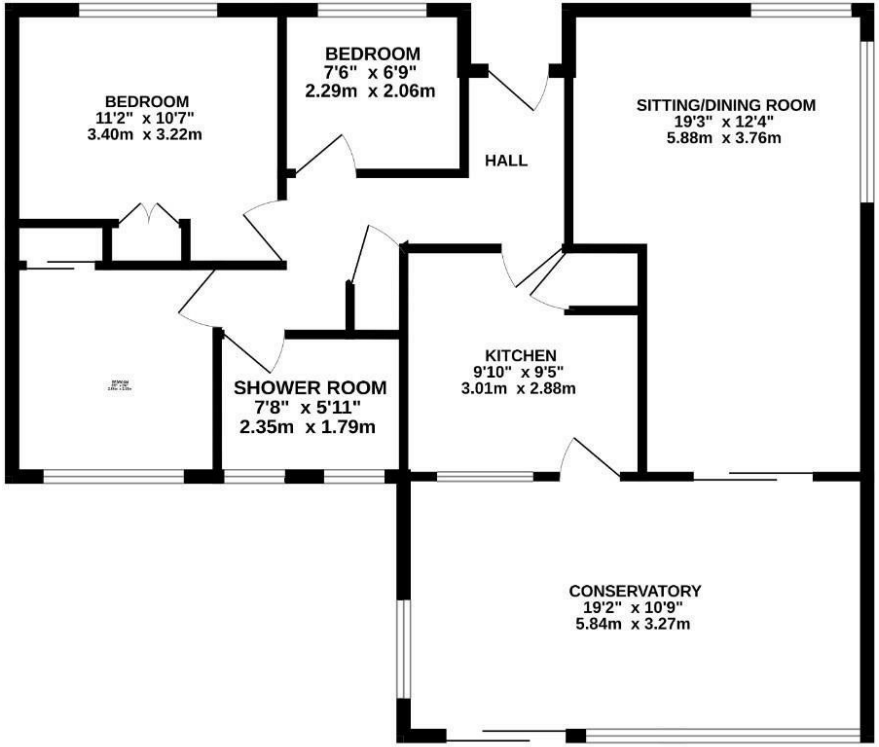









GL60 ETR



TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

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

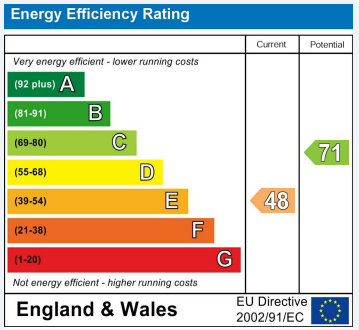
Please contact folkestone@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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