



6 Gillman Close
Hawkinge, Folkestone, CT18 7NR
£220,000

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6 Gillman Close

A well-presented two-bedroom property with private rear garden backing onto open fields in a quiet cul-de-sac.

Situation

Gillman Close is on the edge of the village of Hawkinge, opening from the rear into woodland and open fields. Close by are a number of walks and rides over surrounding countryside. Hawkinge offers a strong range of everyday amenities including a Tesco Express, Lidl superstore, two pharmacies, doctors' and dental surgeries, two primary schools, a Post Office, and a well-regarded care home. Hawkinge also benefits from an active community centre, village hall, restaurant, café, and several takeaway options. There is a regular bus service, with further transport links available via the High-Speed Rail services from Folkestone.

The Property

A well-maintained two-bedroom mid-terraced home, located in a quiet cul-de-sac and backing onto open fields.

The property features a modern kitchen/dining room overlooking the private rear garden, which enjoys a pleasant outlook across open fields, enhancing the sense of space and privacy. Upstairs offers a double and single bedroom, and family bathroom with shower over the bath.

The property further benefits from gas fired central heating, UPVC double glazing, and parking to the front, making it both economical and convenient to run. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Outside

The rear garden has been thoughtfully designed and enjoys an attractive backdrop of adjoining fields with far-reaching open views.

Designed for ease of maintenance, the garden is predominantly laid to an attractive paved patio, providing an ideal space for outdoor seating and entertaining.

To the front, there is an area of neat lawn alongside a block-paved driveway providing off-road parking.

Services

All main services are understood to be connected to the property.

Local Authority

Folkestone and Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY

Tenure

Freehold

Current Council Tax Band: B

EPC Rating: C

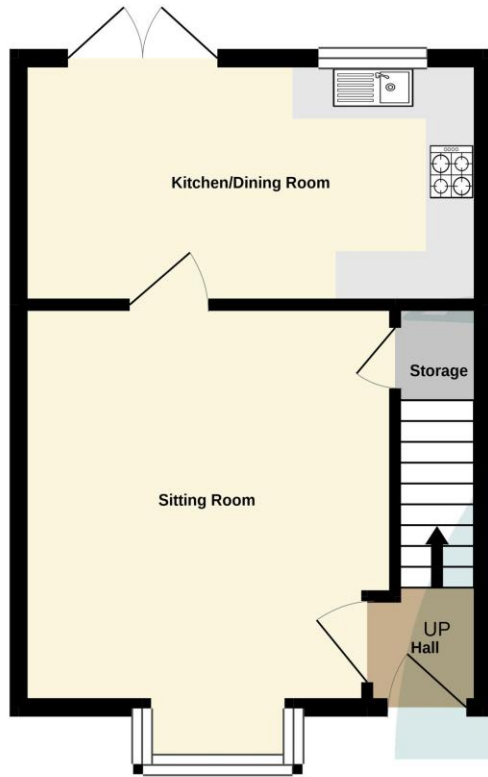
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

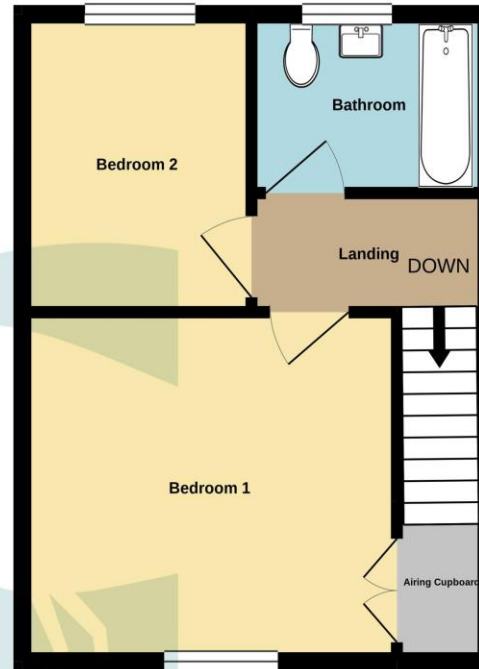


To view this property call Colebrook Sturrock on **01303 892000**

Ground floor
326 sq.ft. (30.3 sq.m.) approx.



1st floor
316 sq.ft. (29.4 sq.m.) approx.



Sitting Room

12' 11" x 11' 1" (3.93m x 3.38m)

Kitchen/Dining Room

7' 9" x 14' 5" (2.36m x 4.39m)

Bedroom One

11' 1" x 11' 1" (3.38m x 3.38m)

Bedroom Two

9' 9" x 7' 7" (2.97m x 2.31m)

Bathroom

5' 7" x 6' 5" (1.70m x 1.95m)

TOTAL FLOOR AREA: 642 sq.ft. (59.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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