



Orr Close

Hawkinge Folkestone CT18 7QT

- Modern Mid Terrace Residence
 - Two Bedrooms
 - Living Room
- Conservatory With Underfloor Heating
 - Two Allocated Parking Spaces
- Well Presented Throughout
 - Modern Refitted Shower Room & Cloakroom
 - Fitted Kitchen
- Larger Than Average Rear Garden
 - No Onward Chain

Asking Price £269,995 Freehold





Mapps Estates are delighted to bring to the market this well presented two bedroom mid-terrace residence located in the popular town of Hawkinge. The ground floor accommodation comprises a modern cloakroom, a living room, a fitted kitchen and a spacious conservatory with underfloor heating, with two bedrooms and a modern shower room to the first floor. The property also boasts a larger than average garden to the rear and two allocated parking spaces to the front. An ideal first time buyer property, and being sold with the added incentive of no onward chain, an early viewing of this lovely home comes highly recommended.

Located in the popular village of Hawkinge which boasts a large variety of amenities, including Tesco Express, a Lidl supermarket, doctors, dentists, a pharmacy, two primary schools and a Post Office. There is an active Community Centre and Village Hall together with public houses, restaurants and take-aways. Bus services run to both the coastal port of Folkestone to the south and, to the north via the A2, to the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London (high speed link from Folkestone to London St Pancras via Ashford in approximately 50 minutes). The Channel Tunnel terminal at Cheriton and Port of Dover are easily accessible as is the M20 motorway.

Ground Floor:

Front Entrance

With outside wall light, composite front door with inset frosted double glazed panel, opening to reception hall.

Reception Hall

With Amtico wood effect vinyl flooring, fitted doormat, stairs to first floor, radiator, consumer unit, Hive heating thermostat, doors to cloakroom and living room.

Cloakroom

A modern refitted cloakroom comprising a wash hand basin with mixer tap over and store cabinet under, WC, part-tiled walls, Karndean wood effect flooring, chrome effect heated towel rail, UPVC frosted double glazed window.

Living Room 14'2 x 13'7 (max points)

With front aspect UPVC double glazed window, Amtico wood effect flooring, understairs alcove, radiator, double doorway opening through to kitchen.

Kitchen 14'2 x 8'9

With rear aspect UPVC double glazed window, range of matching wood effect store cupboards and drawers, rolltop work surfaces with tiled splashback, inset circular stainless steel sink and drainer with mixer tap over, four ring ceramic electric hob with splashback and pull-out extractor over, fitted high level electric double oven, space for undercounter fridge and freezer, space and plumbing for washing machine and dishwasher, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, tile effect vinyl flooring, recessed downlighters, underfloor heating control for conservatory, UPVC double glazed French doors opening to conservatory.

Conservatory 10'11 x 10'3

With brick base and UPVC frosted double glazed windows over, rear aspect UPVC double glazed French doors opening to patio and garden, pitched polycarbonate roof, tiled floor with underfloor heating.

First Floor:

Landing

With loft hatch, doors to bedrooms and bathroom.

Bedroom 14'4 x 11'10 (max points)

With front aspect UPVC double glazed dormer window, built-in double wardrobe with hanging rail and shelf over, built-in store cupboard, radiator.

Bedroom 10'4 x 7'7

With rear aspect UPVC double glazed window looking onto garden, recessed built-in wardrobe, radiator.

Modern Shower Room

A modern refitted shower room comprising a walk-in shower enclosure, wash hand basin with mixer tap over and store cabinet under, WC, chrome effect heated towel rail, fully tiled walls, Karndean wood effect flooring, UPVC frosted double glazed window, recessed downlighters, extractor fan.

Outside:

To the front of the property are two allocated parking spaces, a garden area laid to slate chippings and a central paved pathway leading to the front entrance. The rear garden enjoys a large Sandstone-paved patio, and has been mostly laid to lawn with shrub borders and an additional garden area to the rear. There is also an outside tap and side gate.

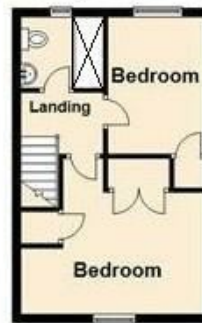




Ground Floor
 Approx. 43.4 sq. metres (467.2 sq. feet)



First Floor
 Approx. 30.3 sq. metres (326.3 sq. feet)



Total area: approx. 73.7 sq. metres (793.4 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		75	
(55-68) D			
(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.