



**18 Kent Road, Folkestone - CT19 4NT**

Guide Price **£275,000**

Approximate Gross Internal Area = 106 sq m / 1141 sq ft



Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.

Not to scale. Outbuildings are not shown in actual location.

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## 18 Kent Road

Folkestone, Folkestone

Welcome to this well presented two-bedroom terraced home, perfectly positioned in a sought-after residential pocket of Cheriton. Full of charm and character, this property offers a wonderfully homely feel from the moment you step inside. The ground floor features a porch and entrance hall leading into a living room, complete with an exposed brick chimney breast and a handsome bay window that fills the space with natural light. To the rear, the separate dining room flows through to a kitchen/breakfast room – an ideal layout for both everyday living and entertaining – while offering an aspect over the rear garden. Upstairs, the first floor hosts two well-proportioned bedrooms, each benefiting from fitted cupboards, along with a modern family bathroom featuring both a bath and a separate shower. The second floor reveals a versatile attic room that can serve as an occasional bedroom, home office, or creative space, along with useful eaves storage. Outside, the property enjoys an attractive frontage and an enclosed rear garden with a large patio perfect for outdoor dining, complemented by a small lawn. No forward chain and on-street parking. This charming home is ready and waiting for its next owner.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



## Laing Bennett

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