



23 Vickers Close  
Hawkinge, Folkestone, CT18 7FH  
£255,000

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# 23 Vickers Close

A beautifully presented cottage style house with two bedrooms and private South facing rear garden in a popular cul-de-sac.

## Situation

The property is situated within Vickers Close, a popular area of mainly two and three bedroom houses which are all attractively maintained and within easy access of all the varied amenities Hawkinge has to offer. Close by are a number of walks and rides over the surrounding idyllic countryside. The town of Hawkinge itself boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a Care Home. Leisure and socialising activities within the town include the Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, White Horse Public House, Cat and Custard Pot Public House and Take Away food establishments. 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. The high-speed rail link reduces travel time from Folkestone to London St Pancras via Ashford to some 59 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

## The Property

This two bedroom end of terrace family home is well positioned in this quiet location having been constructed by McLean Homes in their 'cottage style'. The property itself is both light and airy being beautifully decorated throughout reflecting a traditional country style theme.

The accommodation consists: Entrance hall with storage, fitted kitchen to the front and a spacious sitting/dining room with French doors that open to the rear garden. Upstairs are two bedrooms with a good size master bedroom overlooking the rear with built-in wardrobes and feature panelled wall.

Bedroom two, to the front, also with built-in wardrobes and decorative wainscoting. The family bathroom consists of a white suite with panelled bath with shower over. Viewing is highly recommended as this would make an ideal first time buyer purchase.

## Outside

The lovely South facing rear garden is private, being fully enclosed by panelled fencing, having been attractively designed with landscaped paving incorporating raised brick border planting and timber raised beds. Shed to remain. Access to the front and side is via a high timber pedestrian gate. The front is considered low maintenance with a small border planted with lavender. Allocated parking for two vehicles.

## 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

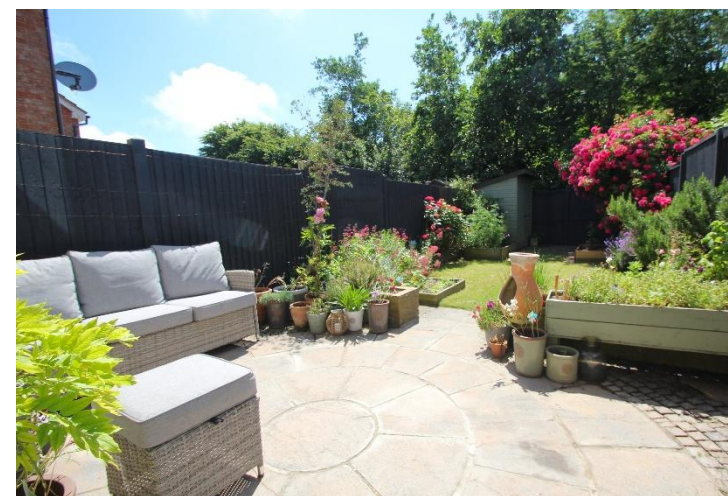
Freehold

## Current Council Tax Band: C

## EPC Rating: D

## 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  
295 sq.ft. (27.4 sq.m.) approx.

1st floor  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 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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**Entrance Hall**  
7' 10" x 3' 11" (2.39m x 1.19m)

**Kitchen**  
7' 10" x 7' 10" (2.39m x 2.39m)

**Sitting/Dining Room**  
16' 2" x 12' 0" (4.92m x 3.65m)

**First Floor Landing**  
6' 2" x 5' 7" (1.88m x 1.70m)

**Bedroom One**  
12' 0" x 9' 11" (3.65m x 3.02m)

**Bedroom Two**  
9' 7" x 6' 4" (2.92m x 1.93m)

**Bathroom**  
6' 2" x 5' 6" (1.88m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

135 Canterbury Road, Hawkinge, Kent, CT18 7BS  
t: 01303 892000  
e: hawkinge@colebrooksturrock.com



colebrooksturrock.com



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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