



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Channel Close, Folkestone

Asking Price £345,000



Nestled in the charming area of Channel Close, Folkestone, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits, while the three inviting bedrooms offer ample room for family or guests.

The property features a modern bathroom, ensuring that daily routines are both comfortable and efficient. This home has been designed with practicality in mind, making it a wonderful choice for families or professionals seeking a peaceful retreat.

One of the standout features of this residence is the parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for homeowners.

Channel Close is a lovely neighbourhood, known for its friendly community and proximity to local amenities. Residents can enjoy nearby parks, shops, and schools, making it an ideal location for families.

In summary, this semi-detached house in Folkestone presents an excellent opportunity for those looking to settle in a welcoming area with all the necessary comforts. With its generous living space, convenient parking, and desirable location, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming house your new home.



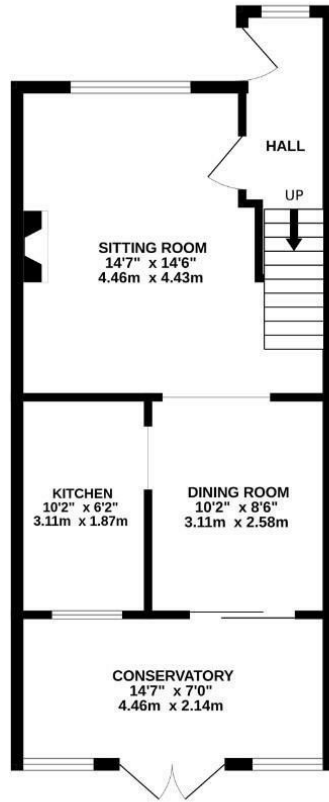
- THREE BEDROOM SEMI DETACHED HOME
  - SITUATED IN A QUIET CUL DE SAC
  - SITTING ROOM WITH DINING AREA
    - CONSERVATORY
    - ENCLOSED REAR GARDEN
  - DRIVEWAY OFFERING PARKING
    - ENTRANCE HALL
- DOUBLE GLAZED & GAS CENTRAL HEATING



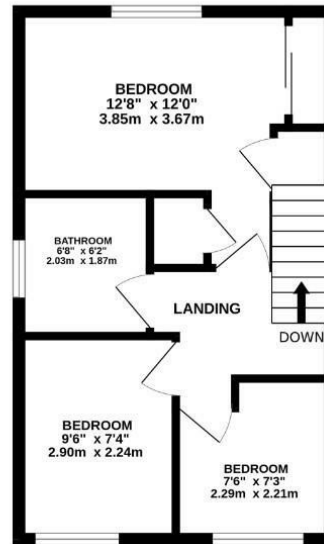




GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.

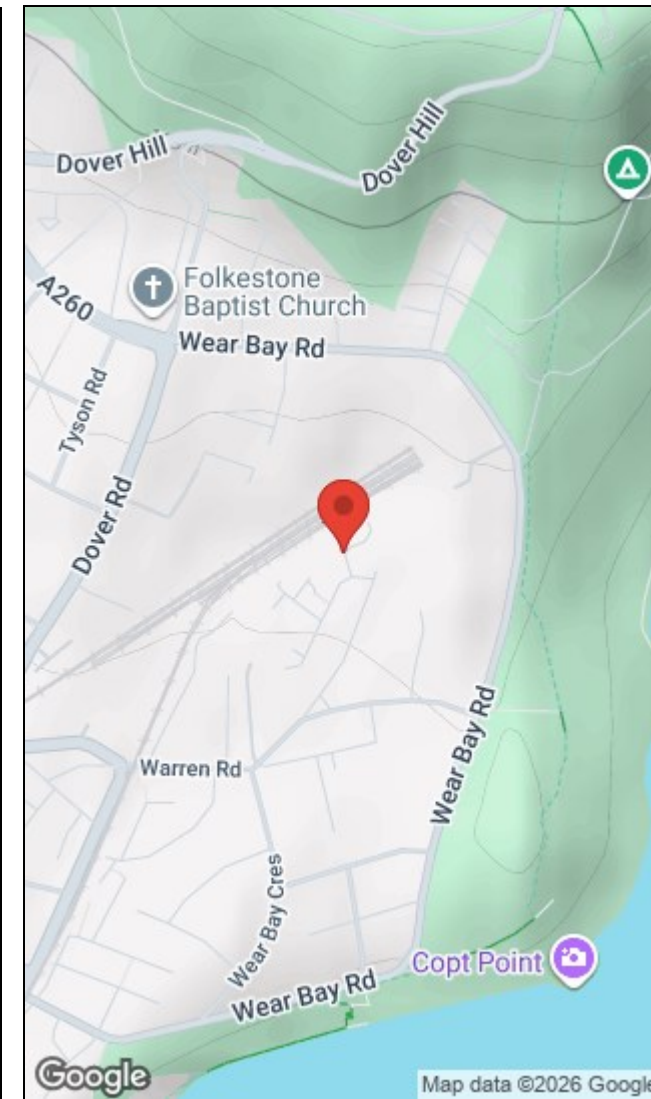


1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>87</b>
	<b>70</b>
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

93-95 Sandgate Road, Folkestone, Kent, CT20 2BQ | 01303 210335  
folkstone@hunters.com | www.hunters.com



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