



44 Morehall Avenue, Folkestone

Guide Price £325,000

Skippers

44 Morehall Avenue

Folkestone

Chain-free four-bed mid-terrace in a popular area. Three floors, two bathrooms, south-facing garden with patio, EPC C, neutral décor, on-street parking. Guide price £325,000–£350,000. Council Tax band: C

Tenure: Freehold

- Guide Price £325,000 – £350,000
- Mid Terraced Property
- Four Bedrooms
- Two Bathrooms
- South Facing Garden
- Chain Free Sale
- Popular Location
- EPC Rating "C"



Porch

External front porch with door to the entrance hall.

Entrance Hall

18' 4" x 4' 10" (5.59m x 1.48m)

Wooden front door with laminate wood flooring, stairs to first floor landing with storage cupboard under the stairs. Doors to:-

Lounge

13' 1" x 11' 3" (3.98m x 3.42m)

UPVC double glazed bay windows to the front of the property with laminate wood flooring, original coving and a radiator. Currently being used as a downstairs bedroom.

Dining Room

13' 6" x 9' 3" (4.12m x 2.83m)

UPVC double glazed patio doors to the garden with laminate flooring, coving and a radiator.

Kitchen

14' 2" x 7' 11" (4.32m x 2.41m)

UPVC double glazed door to the garden and a UPVC double glazed window to the side of the property. Matching wall and base units with space for a fridge/freezer, washing machine and tumble dryer. Fan oven and electric hob with a small breakfast bar area. There is also a large storage cupboard.

Wet Room

6' 11" x 8' 0" (2.10m x 2.44m)

UPVC double glazed frosted window to the side of the property with full wet room style flooring with electric power shower, close coupled w/c and low level hand basin. There is also a radiator and a extractor fan. The wet room is on the ground floor.

Split Level First Floor Landing

13' 6" x 4' 10" (4.12m x 1.47m)

Carpeted floor coverings with stairs to second floor landing. Doors to:-

Bathroom

7' 6" x 7' 10" (2.29m x 2.38m)

UPVC double glazed window to the rear of the property with a corner bath, vanity unit housing the hand basin and a storage cupboard housing the boiler. Tiled walls with vinyl flooring and heated towel rail.

w/c

4' 2" x 2' 7" (1.27m x 0.80m)







Ground Floor



First Floor



Second Floor





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