

for sale

fixed price **£375,000**



## Daniels Place Hawkinge Folkestone CT18 7RL

Tucked away in a peaceful cul-de-sac on Daniels Place, this beautifully presented three bedroom semi-detached home offers the perfect blend of modern living and countryside charm. Immaculately maintained, this property is truly better than new, ready for you to move straight into





# Daniels Place Hawkinge Folkestone CT18 7RL

## Lounge

13' 5" x 12' 8" ( 4.09m x 3.86m )

## Kitchen/Diner

13' 5" x 16' 1" ( 4.09m x 4.90m )

## Cloakroom

3' 4" x 7' 8" ( 1.02m x 2.34m )

## Bedroom 1

10' 6" x 12' 8" ( 3.20m x 3.86m )

## En-Suite

6' 9" x 5' ( 2.06m x 1.52m )

## Bedroom 2

11' 4" x 8' 8" ( 3.45m x 2.64m )

## Bedroom 3

7' x 7' 9" ( 2.13m x 2.36m )

## Bathroom

4' 8" x 8' 6" ( 1.42m x 2.59m )

## Agents Note

The sellers advise that they pay £250 per annum towards a drainage charge







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: ASH408755 - 0002

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**view this property online [connells.co.uk/Property/ASH408755](http://connells.co.uk/Property/ASH408755)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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