Ethelbert Road, , Folkestone, Kent, CT19 6EX

- Wiseria Clad Property
- Bay Fronted Sitting Room With Feature Fireplace
- Many Period Fireplaces
- Gas Heating System
- Within 1 Mile Of Folkestone Central Railway Station
- 3 Double Bedrooms
- Kitchen/Dining Room With Stripped Pine FloorBoards
- Double Glazing
- Rear Garden
- No Chain

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HERE TO GET *you* THERE

Offers In Excess Of £269,950

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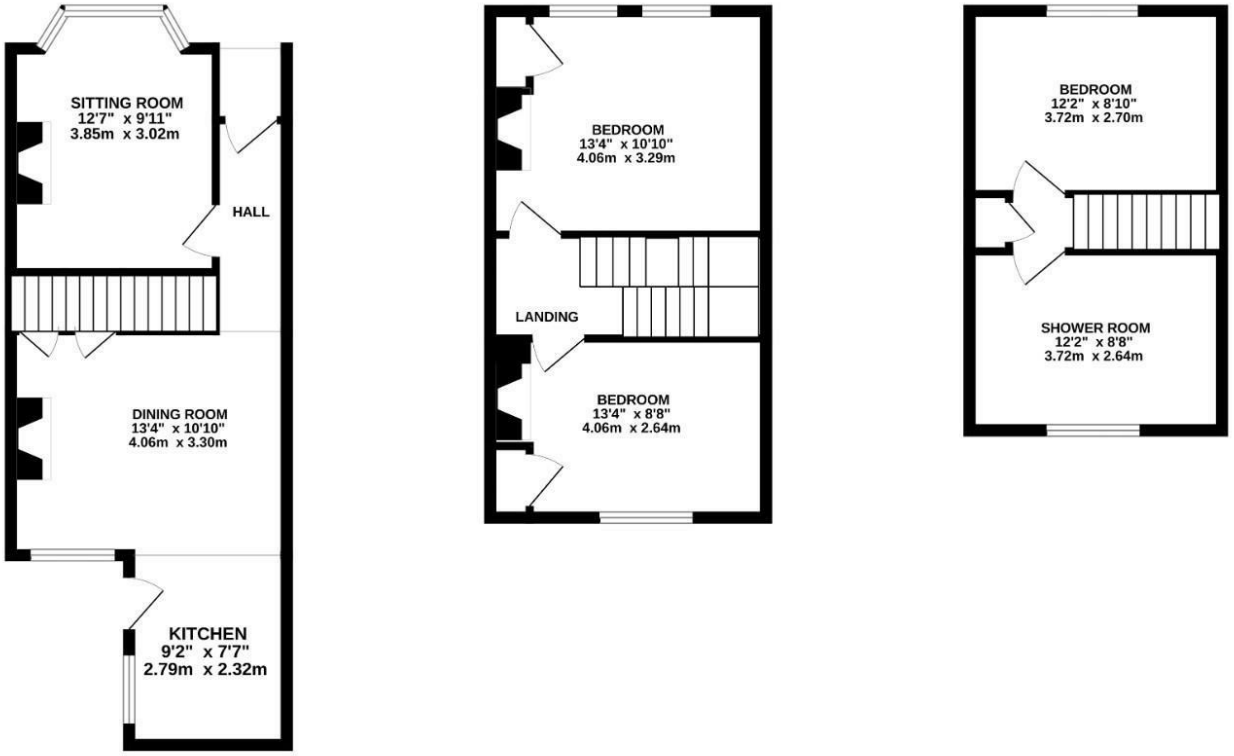
DESCRIPTION

A wisteria clad 3 bedroom property conveniently placed for access to Folkestone Central railway station yet at the same time towards the outskirts of the town.
Arranged over three floors, the property has a number of particularly distinguishing features including stripped floorboards to the ground floor along with some quite splendid period fireplaces throughout. Window shutters are fitted to the ground and first floor front windows.
To the ground floor the accommodation offered includes a sitting room to the front with double glazed bay window and feature fireplace. To the rear there is an open plan kitchen/dining room, with stripped pine floor boards, which overlooks the rear garden. To the first floor there are 2 double bedrooms, both with double glazed windows. To the second floor there is a third bedroom and a most spacious shower room.
Situated towards the outskirts of Folkestone, this home offers easy access to local amenities, schools, and transport links, making it a practical choice for both commuting and leisure
IDENTIFICATIONS CHECKS
"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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Viewings

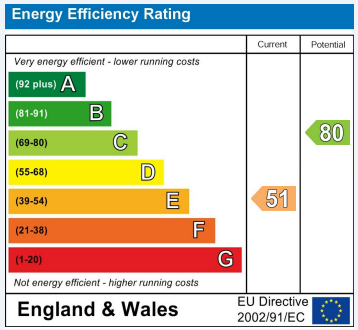
Please contact folkestone@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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