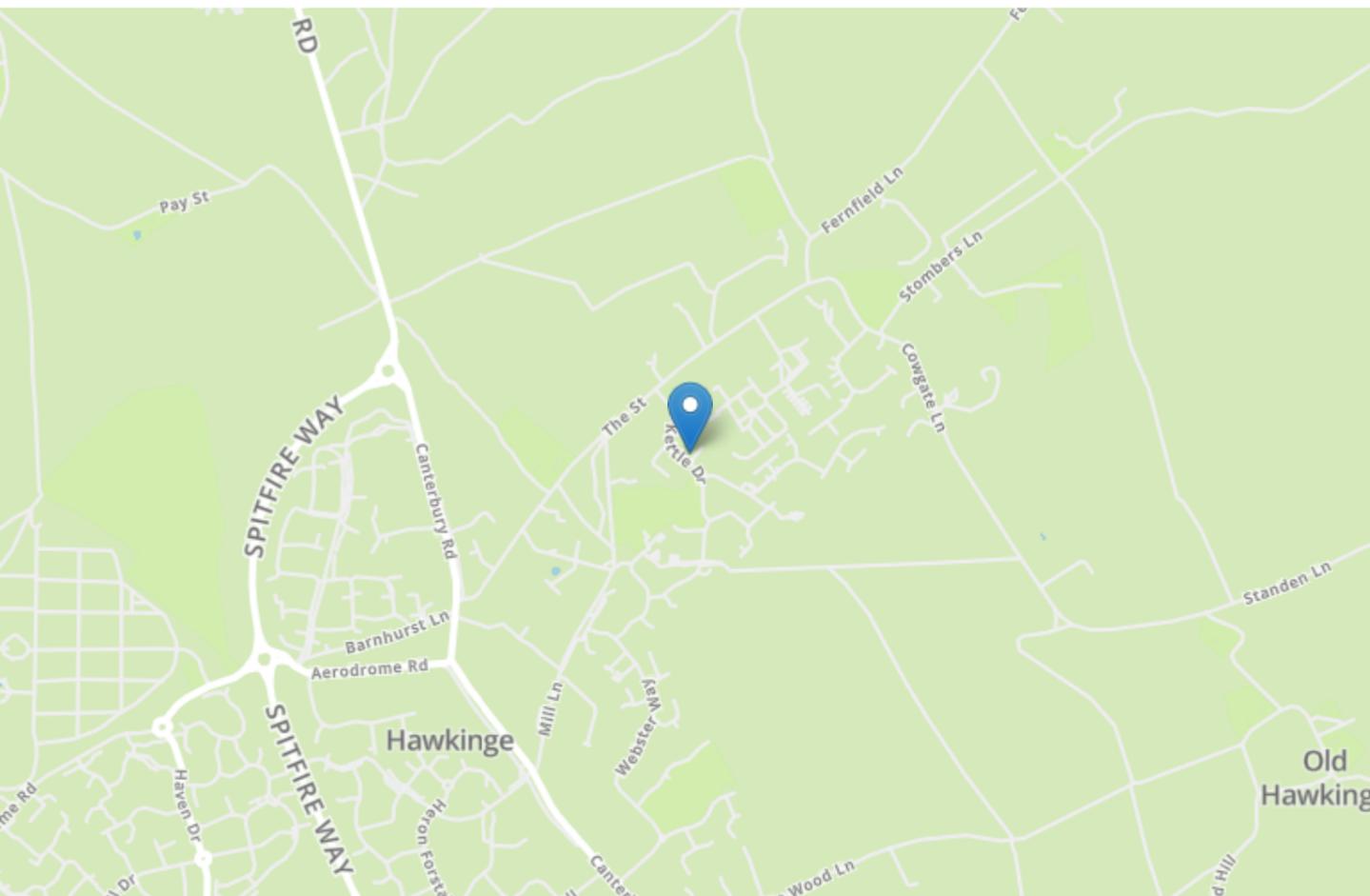


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	87
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



7 Clouston Close

HAWKINGE, Folkestone
CT18 7RN

£280,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Located in a quiet cul-de-sac in the popular village of Hawkinge, this beautifully presented two double bedroom semi-detached home offers stylish, turn-key living with no onward chain. The property is in excellent decorative order throughout and features a bright and spacious lounge/diner, a contemporary kitchen installed in 2022 with modern fittings and ample storage and a convenient W.C. Upstairs are two generous double bedrooms, ideal for couples, small families or those needing home office space, and a well-appointed family bathroom. Externally, the south-facing rear garden provides a sunny and private outdoor retreat, perfect for relaxing or entertaining, while to the front there is off-road parking for two vehicles. A superb opportunity for first-time buyers, down-sizers or investors seeking a well-maintained home in a desirable residential setting.



Entrance Hall**Lounge/Diner**

16' 1" x 10' 6" (4.90m x 3.20m)

Kitchen

10' 11" x 8' 8" (3.33m x 2.64m)

W.C**First Floor Landing****Bedroom One**

16' 1" x 10' 10" (4.90m x 3.30m)

Bedroom Two

14' 10" x 8' 9" (4.52m x 2.67m)

Bathroom

6' 9" x 6' 8" (2.06m x 2.03m)

South facing rear garden**Off Road Parking****Vendors Notes & Additional Details**

1. New Howdens Kitchen installed in 2022 with built in Bosch Dishwasher and Hotpoint Oven.

2. New flooring for both floors installed in 2022 - Deep grey tones, Audacity 12mm Laminate Flooring Adrift Oak (please refer to the attached laminate document for more info).

3. Emergency Water Heater if boiler breaks down.

4. Mira Power Shower with Pressure Pump.

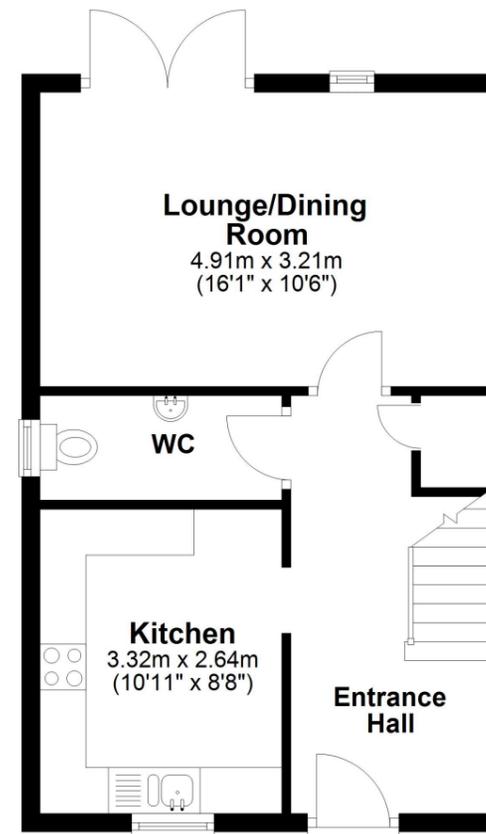
5. New Fence by Jacksons installed in 2022.

6. Worcester boiler installed in November, 2018. Hive installed to control central heating and automated hot water settings.

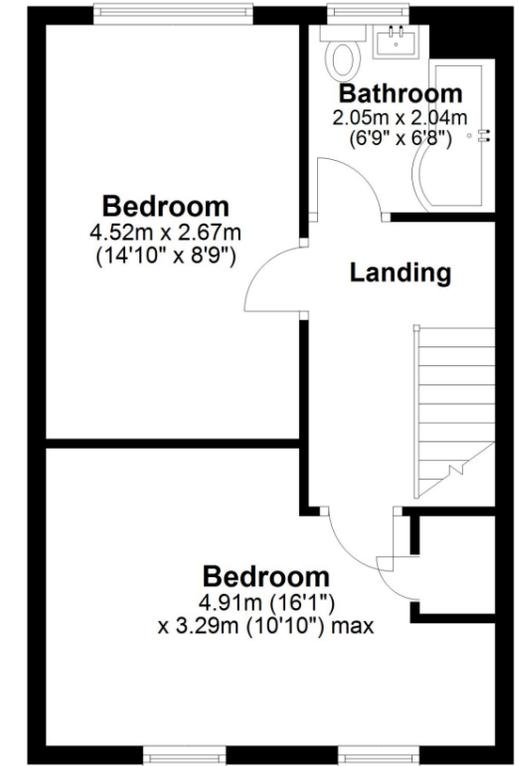
To make all buyers aware, another house in Clouston Close with the same or very similar dimensions and floor plan has been converted into a 3 bedroom. The master bedroom is converted into two rooms as it has two windows provision.

Ground Floor

Approx. 38.7 sq. metres (416.1 sq. feet)

**First Floor**

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 77.0 sq. metres (828.3 sq. feet)

