

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		99
(81-91) B	85	
(69-80) C		
(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	

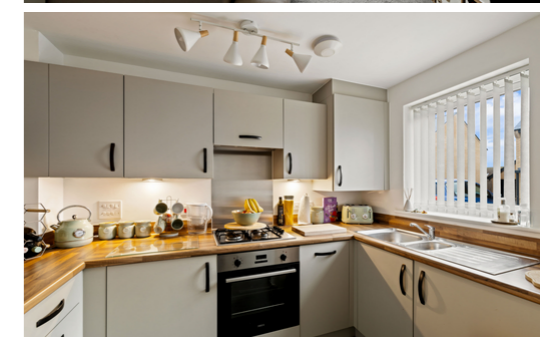


6 Moggridge Close

FOLKESTONE, Kent
CT20 3XJ

£265,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Set within a modern and desirable development, Moggridge Close is an elegant two-bedroom terraced home, constructed in 2023 and presented in immaculate, turnkey condition. The property benefits from the remainder of a 10-year builder's warranty, offering both style and peace of mind. The ground floor is thoughtfully designed for contemporary living, featuring a bright and spacious lounge/diner that flows seamlessly into a sleek, well-appointed modern kitchen, ideal for both everyday living and entertaining. A ground floor W.C. adds further practicality. Upstairs, the home offers two generous double bedrooms, including a beautifully finished principal bedroom with en-suite shower room. A stylish family bathroom completes the first floor, finished to a high modern standard. To the rear, the property enjoys a south-facing garden, providing an inviting outdoor space to relax or entertain, while allocated parking adds everyday convenience. Offered to the market with no onward chain, this superb home is perfectly suited to first-time buyers, professionals, or investors seeking a high-quality, low-maintenance property in a sought-after Folkestone location.



Entrance Hall

Lounge

15' 5" x 13' 2" (4.70m x 4.01m)

Kitchen

9' 11" x 6' 2" (3.02m x 1.88m)

W.C

First Floor Landing

Bedroom One

10' 1" x 9' 7" (3.07m x 2.92m)

En-Suite

Bedroom Two

13' 1" x 8' 4" (3.99m x 2.54m)

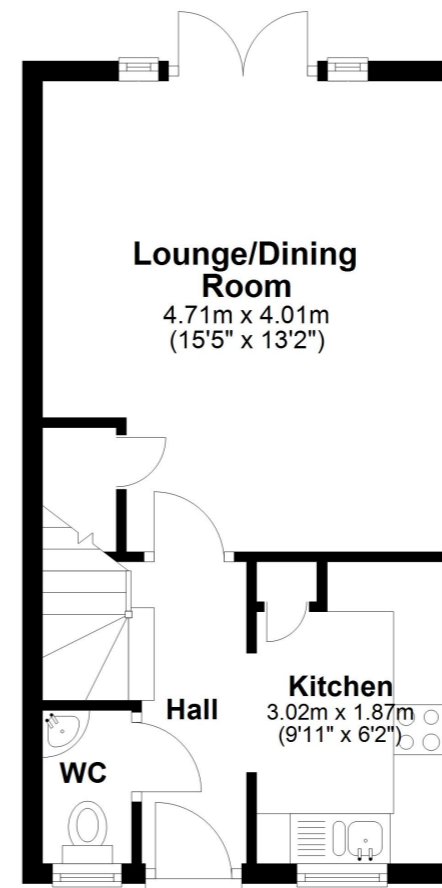
Family Bathroom

6' 8" x 6' 2" (2.03m x 1.88m)

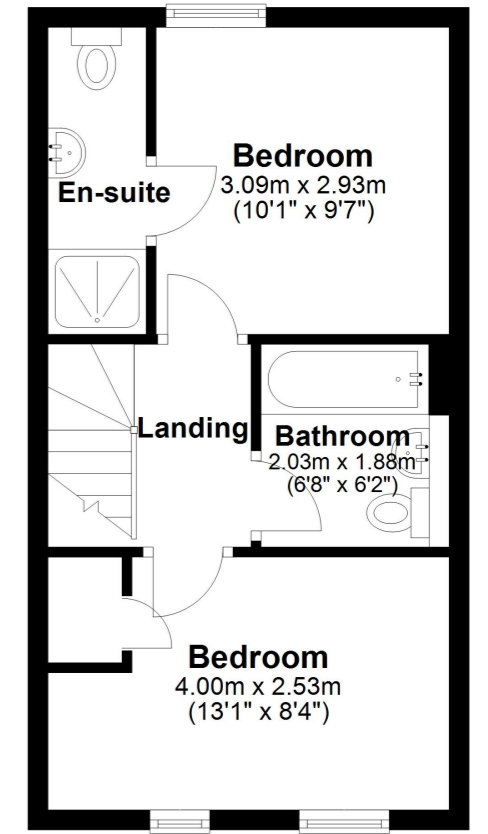
South facing rear garden

Allocated Parking

Ground Floor
Approx. 31.4 sq. metres (338.0 sq. feet)



First Floor
Approx. 31.4 sq. metres (337.7 sq. feet)



Total area: approx. 62.8 sq. metres (675.7 sq. feet)

