



**30 St Martins Road, Folkestone, Kent, CT20 3LB**

**Guide Price  
£265,000**

**EPC RATING: D**

**No  
Onward  
Chain**

**A lovely two bedroom home in a popular 'No through road'. Accommodation comprises: Ground floor - Entrance hall, Living room, kitchen/dining room, bathroom/WC. First floor - Landing and two double bedrooms. Outside - Driveway to the front of the property providing off road parking and good size enclosed rear garden to the rear with sun terrace. EPC Rating = D**



### **Situation**

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The property is located on 'St Martins Road' which is a no through road. Cheriton High Street offers an array of shops. Local amenities include; large supermarkets, independent shops, library, Morehall Primary and secondary schools including The Turner Free School and Harvey Grammar School. Local leisure facilities are also available near by. Folkestone West railway station is within walking distance and has a high speed service to London. This property is also within easy reach of the M20 motorway and Channel Tunnel.

Approximately 1.5 miles to the East is the ever popular Port town of Folkestone which is the home of 'The Creative Quarter' boasting a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become an increasingly popular food, drink and entertainment destination for the town and its visitors.



### **The accomodation comprises**

## Ground floor

### Entrance hall

### Living room

11' 8" x 10' 11" (3.56m x 3.33m)

### Kitchen/dining room

15' 1" x 11' 9" (4.60m x 3.58m)

### Bathroom

## First floor

### Bedroom one

14' 11" x 12' 0" (4.55m x 3.66m)

### Bedroom two

14' 11" x 11' 0" (4.55m x 3.35m)

## Outside

### Driveway

Driveway to front of the property providing off road parking

### Rear garden

Good size rear garden

### Heating

Gas

### Council Tax Band

Folkestone & Hythe District Council - Band B

### Deposit



Approximate Gross Internal Area (Including Low Ceiling) = 74 sq m / 798 sq ft

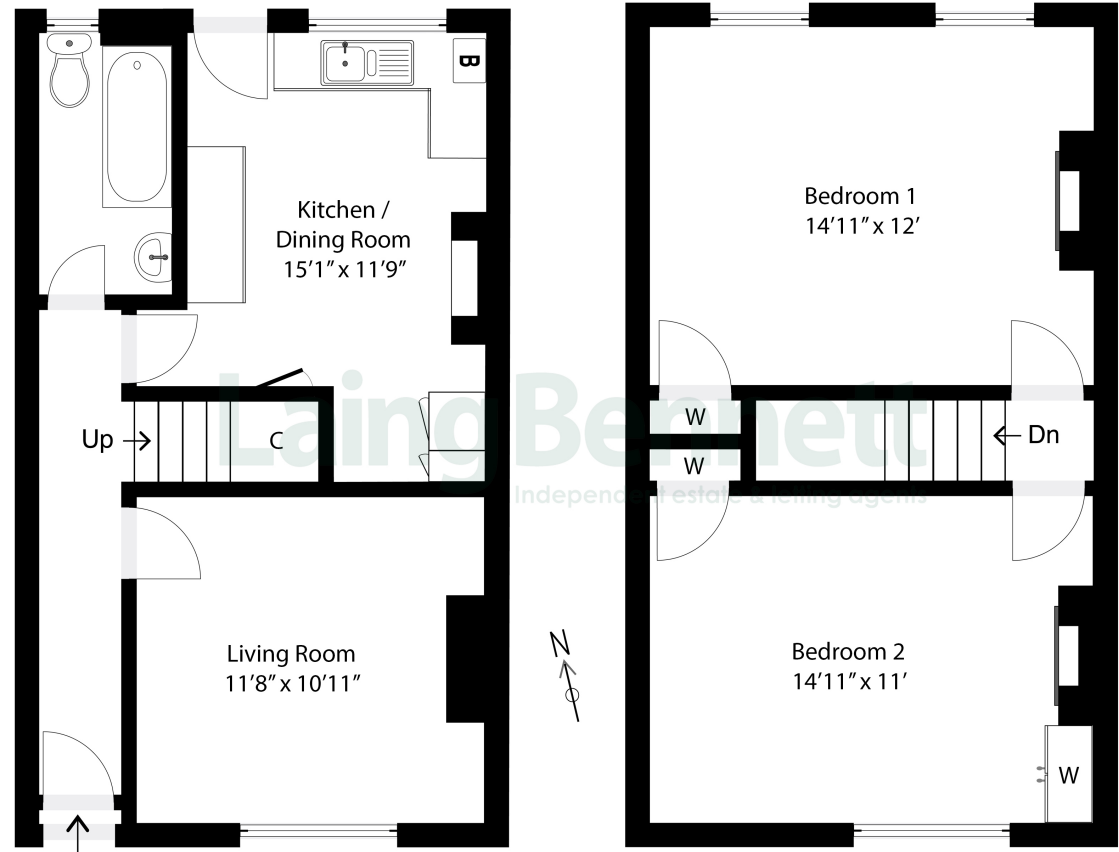
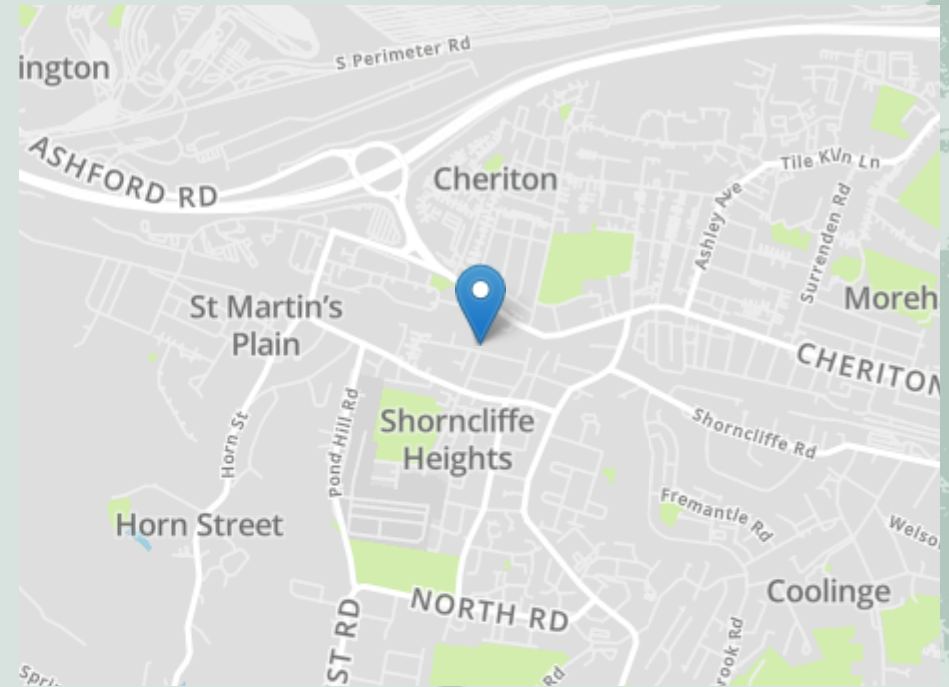


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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