



13 Wells Road, Folkestone, Kent, CT19 4PW

EPC Rating = C

Guide Price £525,000





This well-appointed period semi-detached home has been modernised while retaining some stunning original features. Located in a sought-after area close to shops, schools, and the high-speed railway station, it sits on a popular residential road and benefits from a new brick-paved driveway. The ground floor offers an entrance hall with two cupboards, a spacious living room with a log burner, and an open-plan kitchen/dining room at the rear with French doors opening to the garden and stripped floorboards. On the first floor, the landing leads to three bedrooms and a stylish modern bathroom with a bath and separate shower. Outside, the delightful south facing rear garden features a large patio with a pergola, a lawn, mature borders and various fruit trees. EPC RATING = C

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Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

Parking Driveway

Heating Gas

EPC Rating C

Council Tax Band D

Folkestone & Hythe District Council



Situation

The property is well located in the heart of Cheriton on Wells Road. Cheriton High Street offers an array of shops and banks. Local amenities include; large supermarkets, independent shops, library, Morehall Primary and secondary schools including The Turner Free School and Harvey Grammar School and leisure facilities. 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 accommodation comprises

Ground floor

Entrance hall

Living room

15' 11" x 11' 1" (4.85m x 3.38m)



Open plan kitchen and dining room

19' 8" x 17' 4" (5.99m x 5.28m)

Kitchen area

Dining area

First floor

Landing

Bedroom one

13' 11" x 11' 9" (4.24m x 3.58m)

Bedroom two

11' 1" x 10' 5" (3.38m x 3.17m)

Bedroom three

11' 11" x 7' 6" (3.63m x 2.29m)

Bathroom

Outside

Frontage and new brick paved driveway

Enclosed rear garden







Approximate Gross Internal Area (Including Low Ceiling) = 105 sq m / 1131 sq ft

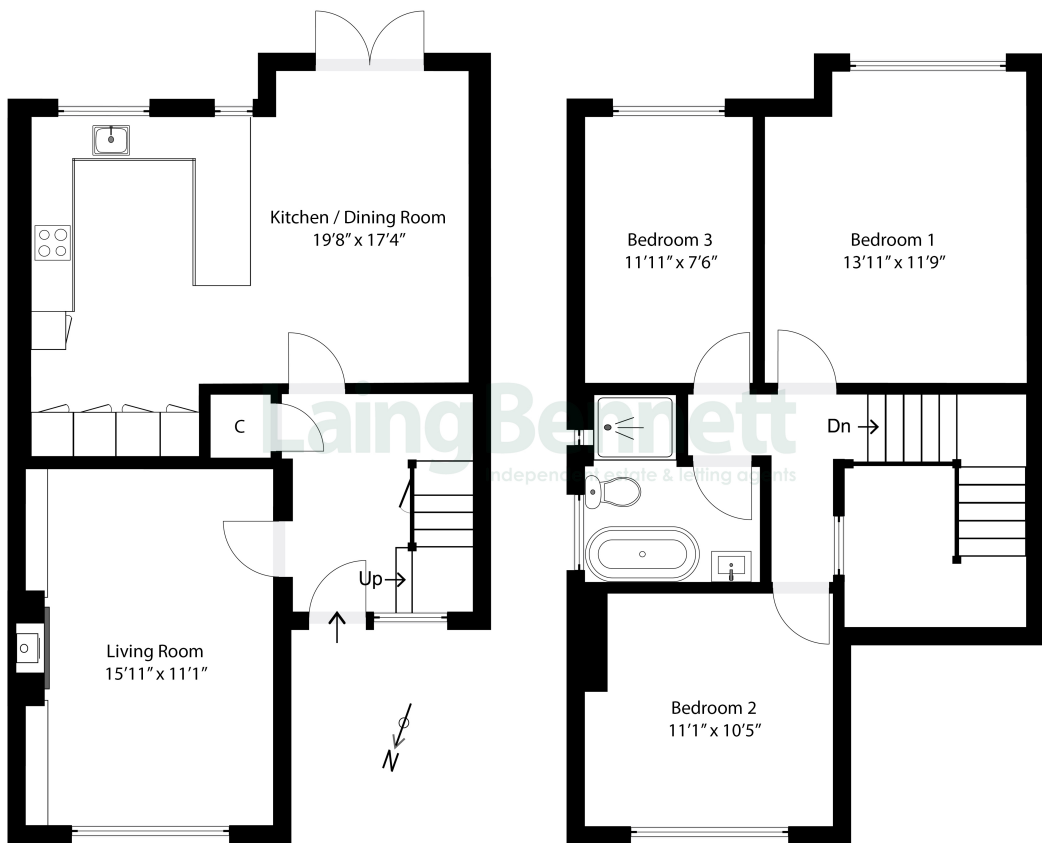
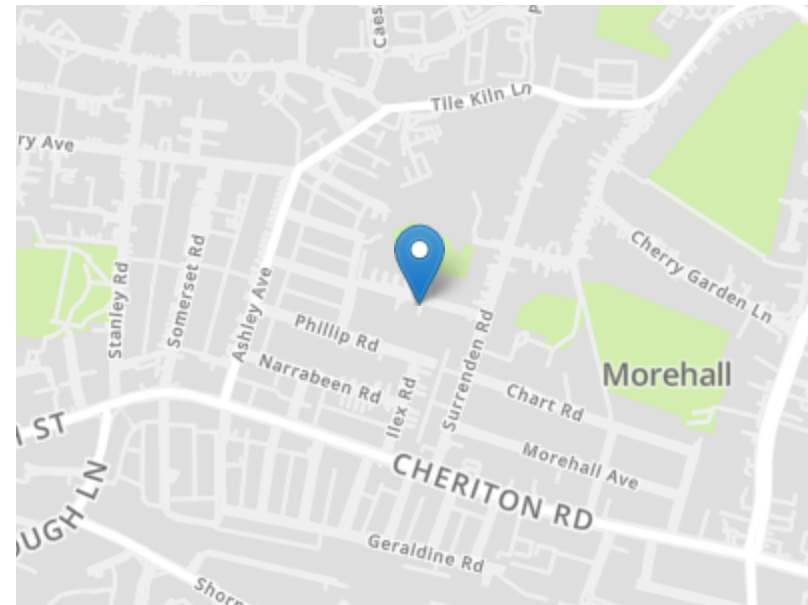


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

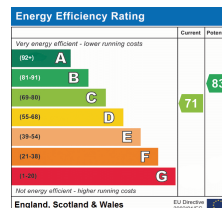
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