



153a Downs Road, Folkestone, Kent, CT19 5PU

Guide Price
£330,000

EPC RATING: C

Great
Location

Accommodation: Ground floor - Entrance hall, cloakroom/WC, living/dining room, kitchen, utility room. First floor - Landing, bedroom one, bedroom two, bedroom three and family bathroom. Outside - Frontage: Lawn and driveway providing plenty of off road parking and access to the 'half' garage with plumbing for washing machine. Rear garden: A well enclosed rear garden with decked terrace and neatly laid lawn. Solar Panels to roof. EPC Rating: C



Approximate Gross Internal Area = 88 sq m / 949 sq ft
Garage = 8 sq m / 89 sq ft

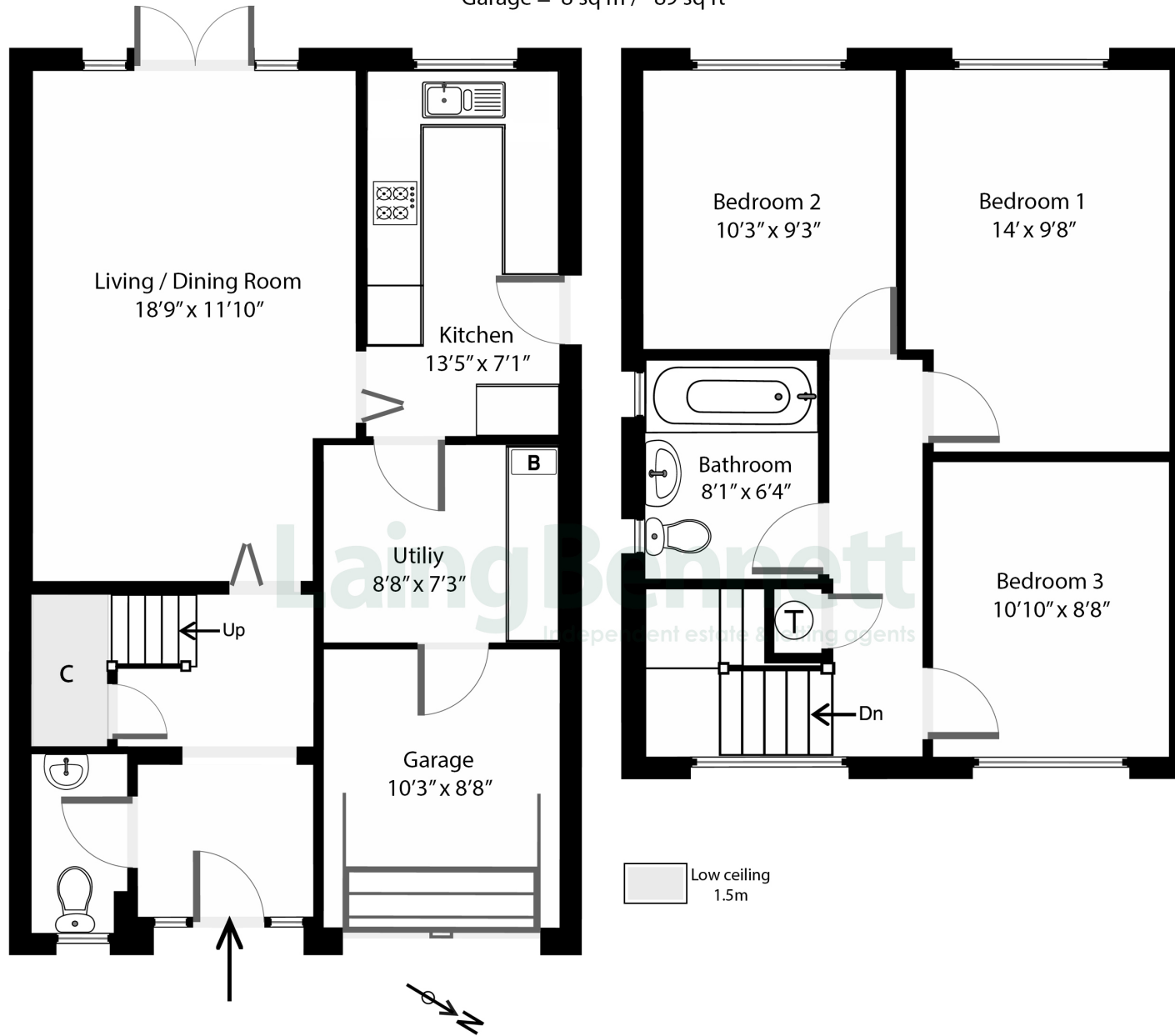


Illustration for Identification purposes only. Measurements are approximate.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is located in a 'Downs Road' which is a highly popular residential area on the outskirts of Folkestone. The town is undergoing extensive regeneration and is the home of 'The Creative Quarter' which boasts 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. There is a mainline railway station at Folkestone offering a High Speed service to London Stratford and St Pancras stations with an approx. journey time of 53 minutes. Ashford International and Eurostar Approx 15 miles with services to Paris and Brussels. Channel Tunnel terminal is Approx. 3.3 miles The M20 connection to the motorway network is within close proximity.

Welcome to beautifully presented home in a most popular location!

Don't miss this fantastic opportunity to purchase a light and airy detached three bedroom home in a popular residential road. The current vendors have updated the property to provide attractive and comfortable living accommodation. The spacious entrance hall leads you through to the modern cloakroom/WC and to the bright open plan living/dining room with full length UPVC double glazed windows and central UPVC double glazed door allowing natural light to flood in and leading out to the rear decked terrace. The modern fitted kitchen provides access to the garden and utility room. To the first floor there are three good size bedrooms and a family bathroom. To the front of the property there is ample driveway parking and a and neatly laid lawn. To the rear there is a well enclosed garden laid mainly to neat lawn with decked terrace which is ideal for alfresco entertaining or just enjoying the tranquil location.

The accommodation comprises

Ground floor

Entrance

Entrance hall

Cloakroom/WC

Living/Dining room

18' 9" x 11' 10" (5.71m x 3.61m)

Kitchen

13' 5" x 7' 1" (4.09m x 2.16m)

Utility

8' 8" x 7' 3" (2.64m x 2.21m)

First floor

Landing

Bedroom one

14' 0" x 9' 8" (4.27m x 2.95m)

Bedroom two

10' 3" x 9' 3" (3.12m x 2.82m)

Bedroom three

10' 10" x 8' 8" (3.30m x 2.64m)

Bathroom

8' 1" x 6' 4" (2.46m x 1.93m)





Outside

Front garden

Neatly laid lawn and driveway providing off road parking

'Half' garage

10' 3" x 8' 8" (3.12m x 2.64m)

Space and plumbing for washing machine - Control for solar panels

Rear garden

The well enclosed rear garden is a particularly attractive feature to the property with a large decked terrace and neatly laid lawn

Heating

Gas







Need to Book a Viewing?

If you would like to view this property please contact our Hythe branch on 01303264846 or hythe@laingbennett.co.uk

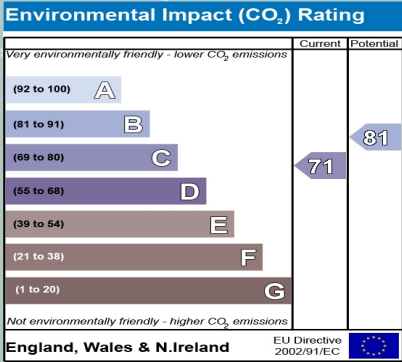
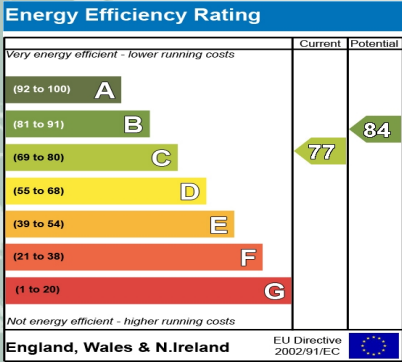
Directions

For directions to this property please contact us

Hythe

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