

3 Palmerston Street, Folkestone, Kent, CT19 5SN

Guide Price £365,000

EPC RATING: C

**New
Home**

A three bedroom semi detached family home which is part of this superb development of four three bedroom new homes built by the local company of high repute RGH Contracts Ltd. The property is finished to high specification throughout and has been designed to suit the needs of any modern family. Accommodation comprises - Ground floor: Covered entrance, entrance area, sleek modern kitchen/breakfast room being bathed in light due to the double aspect and having plenty of room for dining table. Cloakroom/WC, sitting/dining room with high quality timber double glazed bi folding doors leading out to the rear garden, First floor - Landing, bedroom one being double aspect with a door to en suite shower room/WC, two further bedrooms and stylish family bathroom/WC, Outside: Attractive frontage and rear garden with a large sun terrace and neatly laid lawn being well enclosed with close boarded fencing, driveway providing off road parking and a detached garage. EPC Rating: C



Situation

This development is located in 'Palmerston Street' close to the Harbour area, seafront and Folkestone town centre. Folkestone 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. 2.5 miles) The M20 connection to the motorway network is within close proximity.

The accommodation comprises

Ground floor

Entrance

Kitchen/Breakfast Room

17' 6" x 16' 8" (5.33m x 5.08m)

Sitting/Dining Room

17' 3" x 14' 4" (5.26m x 4.37m)

Cloakroom/WC



First Floor

Bedroom one

15' 8" x 10' 3" (4.78m x 3.12m)

En Suite Shower Room

Bedroom Two

11' 1" x 10' 3" (3.38m x 3.12m)

Bedroom three

11' 4" x 7' 1" (3.45m x 2.16m)

Bathroom

Outside

Frontage

Driveway

Garage

19' 4" x 9' 4" (5.89m x 2.84m)

Rear garden

Agent note

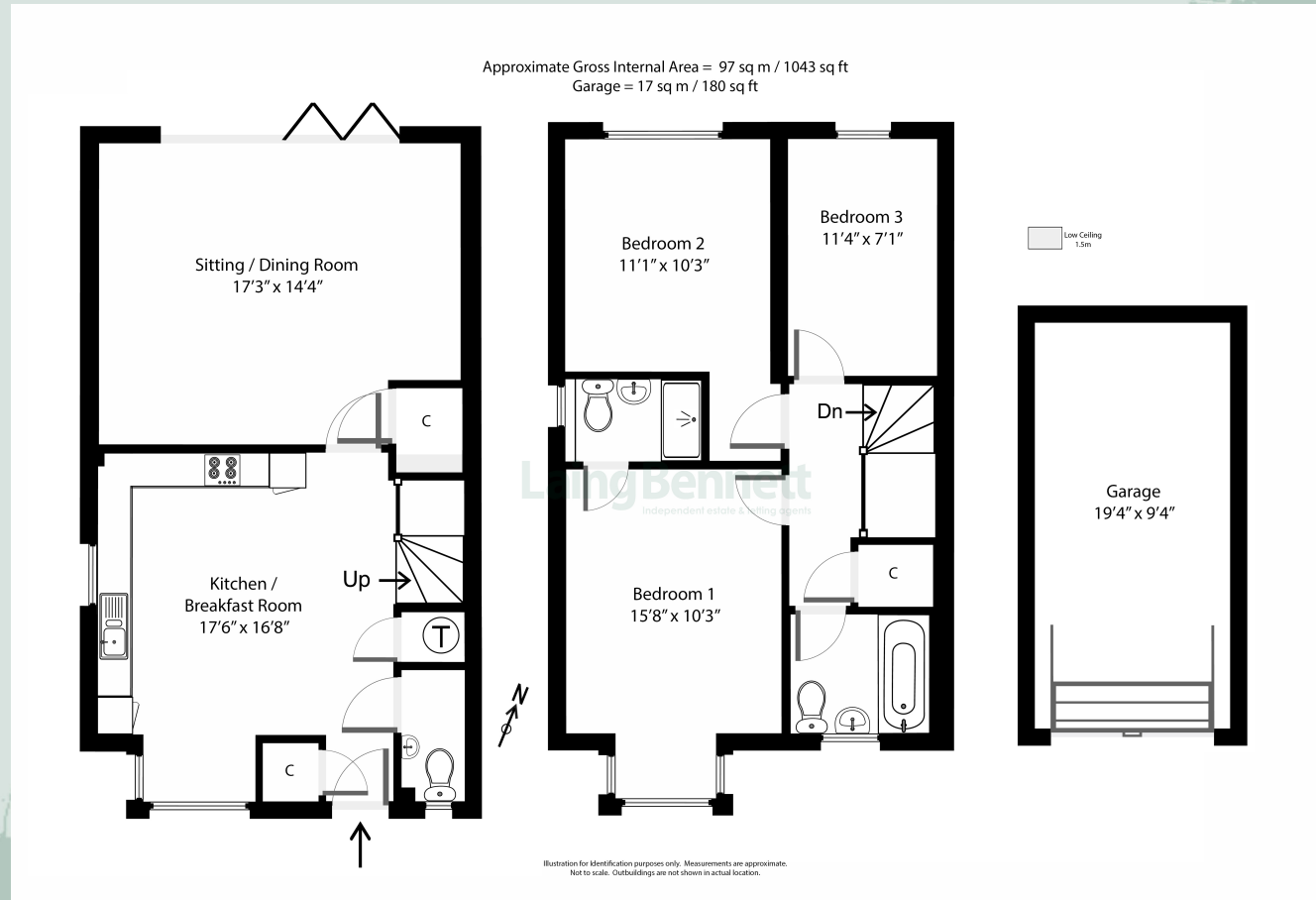
The internal photographs are of the show home which is the same layout as this property.

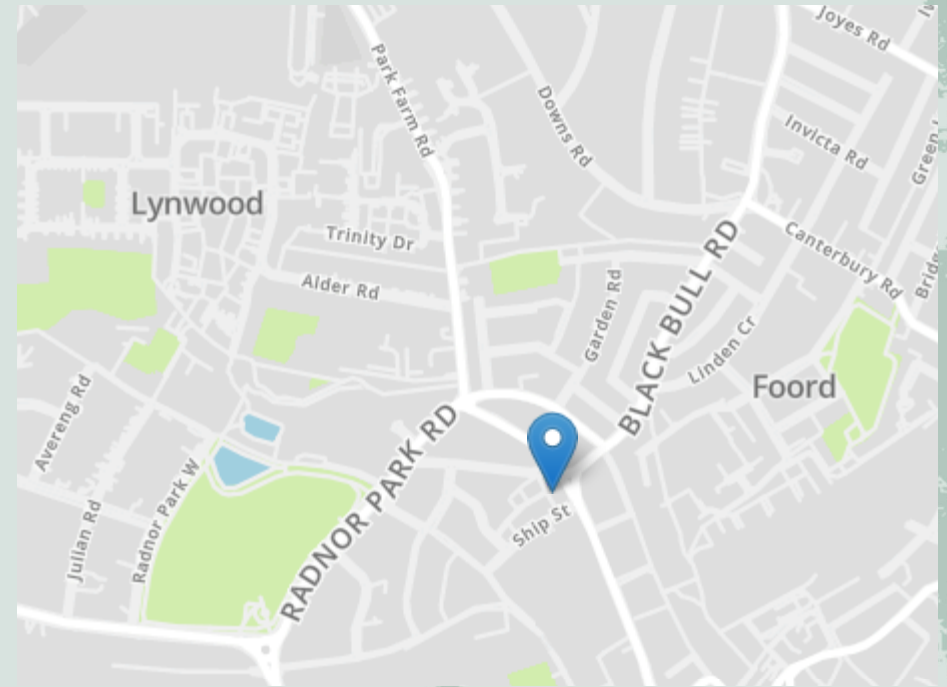
Heating

Electric

Council Tax Band

Folkestone & Hythe - Band D





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

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishings, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.