



174 Lynwood, Folkestone, Kent, CT19 5DE

**Guide Price
£285,000**

EPC RATING: D

**No
Forward
Chain**

Discover the potential of this mid-terrace bungalow located in a sought after residential area close to Folkestone town and high speed railway stations. This two bedroom bungalow presents an ideal canvas for modernisation, allowing you to customize the space according to your vision. Comprising: porch, hall and spacious living/dining room with sliding patio doors that invite natural light and offer access to the outdoor patio area. A kitchen at the front of the property. Two well-proportioned bedrooms and a bathroom. Outside, the property features an en block garage and residence parking area. The enclosed south west facing rear garden offers a delightful retreat, featuring a patio area, lawn, established borders and useful garden shed. No forward chain. EPC RATING = D



Situation

Located on Lynwood. The property is within a short distance of Folkestone Academy and has good access to the local Grammar schools. Folkestone offers a wide range of amenities including large supermarkets, independent shops and a library. The town has undergone 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. The property is located approximately 1.3 miles from Folkestone West Train Station with a direct connection to the High-Speed service to London Stratford and St Pancras stations with an approximate journey time of 53 minutes. This property is also within easy reach of the M20 motorway and Channel Tunnel terminal.

The accommodation comprises

Entrance porch

Entrance hall



Kitchen

9' 3" x 8' 9" (2.82m x 2.67m)

Living/Dining room

19' 7" x 12' 2" (5.97m x 3.71m)

Bedroom one

12' 7" x 10' 7" (3.84m x 3.23m)

Bathroom

Bedroom two

10' 7" x 9' 11" (3.23m x 3.02m)

Outside

Front garden

En block garage

Residence parking area - non allocated

Enclosed rear garden

Council Tax Band

Folkestone & Hythe - Band C

Heating

Gas



Approximate Gross Internal Area (Including Low Ceiling) = 67 sq m / 717 sq ft

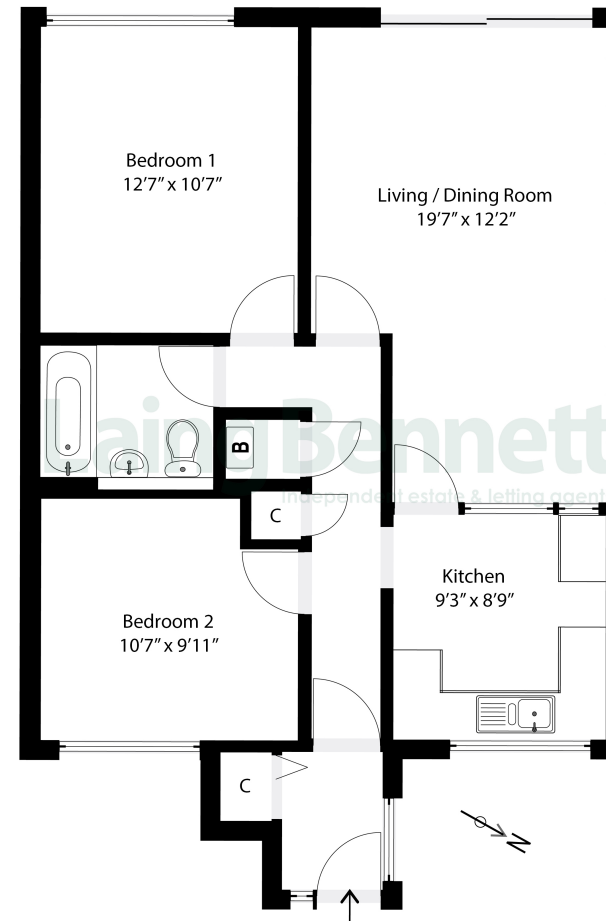


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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

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



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