

23 Firs Lane, Folkestone, Kent, CT19 4QF

Guide Price £285,000

EPC RATING: C

**Extended
Semi
Detached**

This well-appointed home features a rear kitchen extension and a driveway for two vehicles at the front. The delightful enclosed rear garden is beautifully landscaped with a lawn and patio area. The ground floor offers an entrance hall, a spacious living/dining room, and a modern kitchen with French doors opening to the garden. Upstairs, the first floor comprises a landing, two bedrooms with built-in wardrobes, and a bathroom. The property benefits from gas central heating and is situated in a popular residential location. EPC RATING = C



Situation

The property is located on 'Firs Lane' close to Cheriton High Street which offers an array of useful shops and places to eat. Local amenities include; large supermarkets, independent shops, library, Morehall Primary, secondary schools including The Academy and Harvey Grammar School. There is also a good amount of leisure facilities. The mainline railway station near by 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. Ashford International and Eurostar (approximately 14.5 miles) with services to Paris and Brussels.

The accommodation comprises

Ground floor

Entrance hall

Living/dining room

Living area

12' 4" x 9' 0" (3.76m x 2.74m)

Dining area

13' 5" x 11' 1" (4.09m x 3.38m)

Kitchen

12' 6" x 8' 1" (3.81m x 2.46m)

First floor

Landing

Bedroom one

13' 4" x 9' 4" (4.06m x 2.84m)

Bedroom two

9' 3" x 6' 10" (2.82m x 2.08m)

Bathroom

Outside

Front garden

Driveway for two vehicles

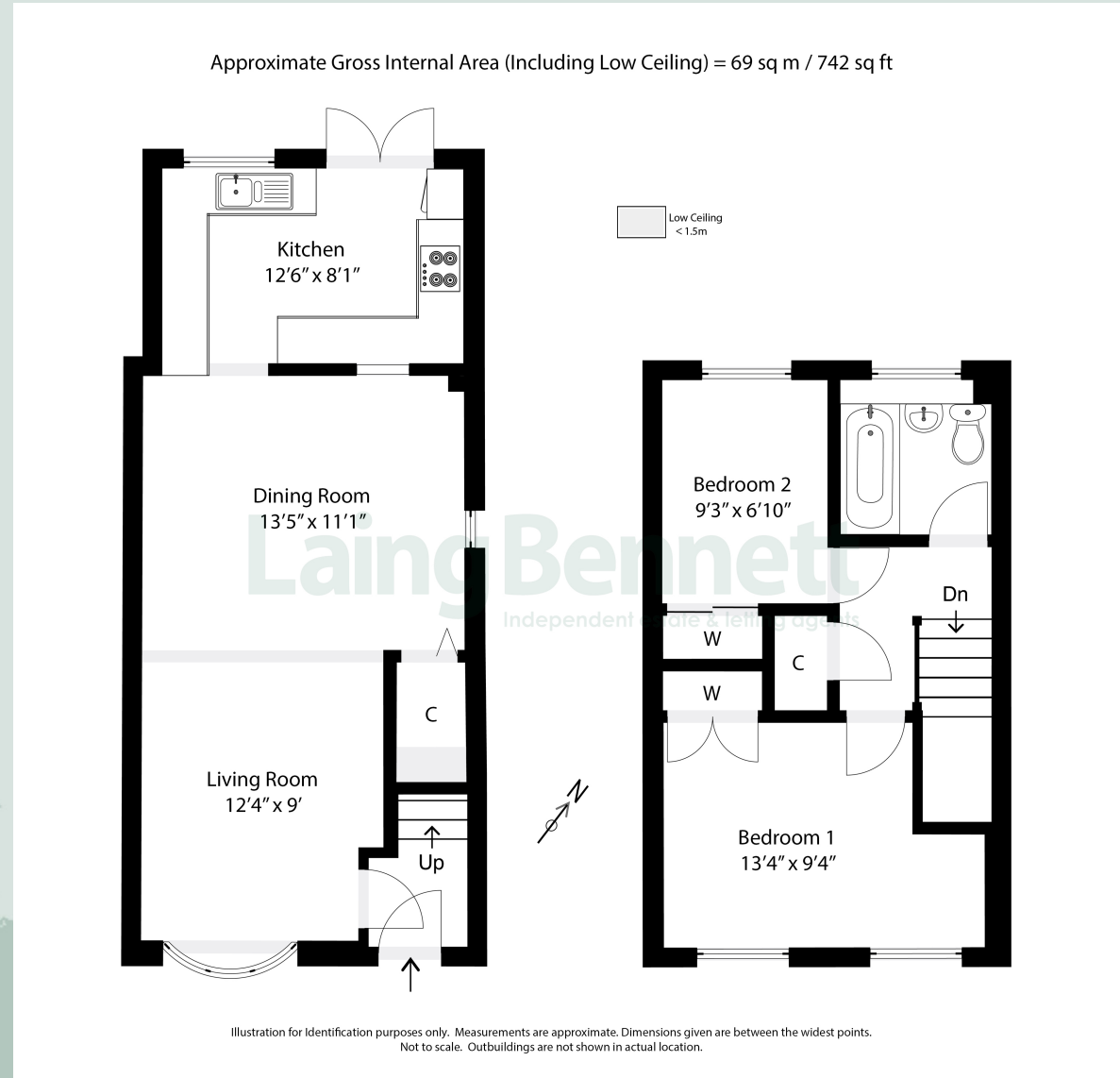
Rear garden

Heating

Gas

Council Tax Band

Folkestone & Hythe - Band C





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

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