



**27a Walton Road, Folkestone**

Guide Price £150,000-£160,000



## 27a Walton Road

Folkestone

1-bed mid-terraced property, ideal for first-time buyers & investors. Open plan living area with Juliette Balcony, modern kitchen & courtyard garden. Convenient location with local amenities & transport links nearby. Guide price £150k-£160k. Book a viewing today!

Council Tax band: A

Tenure: Freehold

- GUIDE PRICE £150,000 - £160,000
- FREEHOLD HOUSE
- 1 BEDROOM
- COURTYARD GARDEN
- CHAIN FREE SALE
- CLOSE TO LOCAL AMENITIES
- TRANSPORT LINKS NEARBY
- EPC RATING "C"

**To place an offer on this property  
please call 01303 279955 or email  
[cheriton@andrewandco.co.uk](mailto:cheriton@andrewandco.co.uk)**

### **ENTRANCE HALLWAY**

25' 1" x 5' 5" (7.64m x 1.64m)

UPVC frosted front door to the front of the property, carpeted floor coverings, large radiator, stairs to first floor landing with large cupboard under the stairs housing the combi boiler. Door to:-

### **DOWNSTAIRS WETROOM**

9' 1" x 4' 11" (2.76m x 1.51m)

UPVC double glazed window to the side and UPVC double glazed door with frosted window out to the courtyard. Wet room has tiled floor and tiled walls, thermostatic shower, extractor fan, close coupled w/c, pedestal hand basin, heated towel rail and separate radiator.

### **FIRST FLOOR LANDING**

6' 5" x 2' 6" (1.96m x 0.77m)

UPVC double glazed frosted window to the rear, carpeted floor coverings and door to:-

### **LOUNGE/DINER/KITCHEN AREA**

19' 10" x 8' 10" (6.04m x 2.70m)

UPVC double glazed patio doors to Juliette balcony to the front. Kitchen area has vinyl flooring, integrated fan oven with gas hob and extractor fan, stainless steel sink, space for free-standing fridge-freezer, breakfast bar area and radiator. There is a sub divide to lounge area with carpeted floor coverings.

### **BEDROOM**

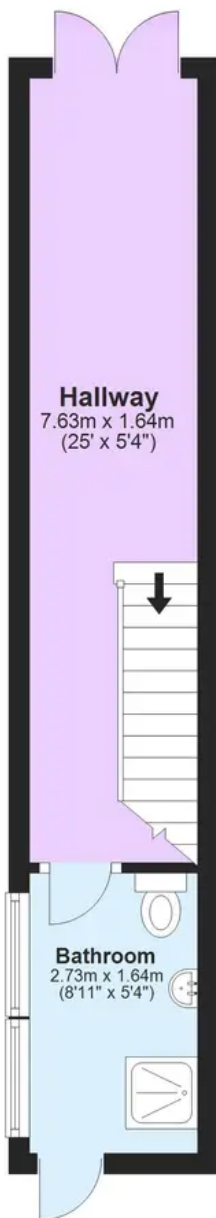
11' 4" x 8' 10" (3.46m x 2.69m)

Door from landing leads to a set of stairs to the bedroom. Restricted head height so room description measurements are representative of the useable space. UPVC double glazed Velux window to the front of the property, carpeted floor coverings and a radiator.



### Ground Floor

Approx. 17.1 sq. metres (184.1 sq. feet)



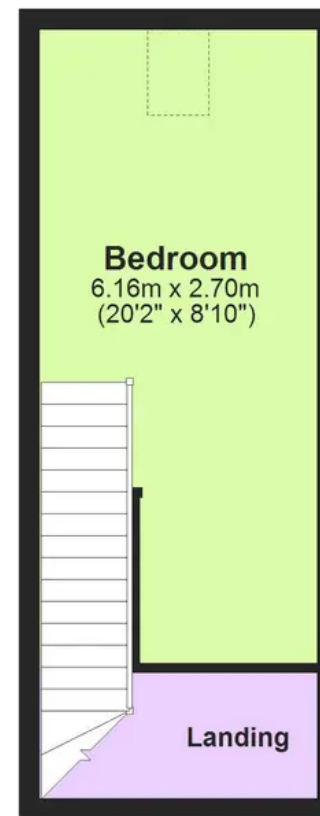
### First Floor

Approx. 20.2 sq. metres (217.0 sq. feet)



### Second Floor

Approx. 20.3 sq. metres (218.9 sq. feet)



Total area: approx. 57.6 sq. metres (620.1 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.