



156 Risborough Lane, Folkestone

Guide Price **£280,000**



156 Risborough Lane

Folkestone

Guide Price £280,000 - £300,000! This lovely mid-terraced property boasts 2 bedrooms, a new bathroom and kitchen, a generous garden, shed, and a rear gate. Short walk to Folkestone West Station. Quick move-in with short forward chain. Don't miss out! Call 01303 279955 to arrange a viewing.

Council Tax band: B

Tenure: Freehold

- Guide Price £280,000 - £300,000
- Mid Terraced Property
- Two Bedrooms
- Lovely Newly Fitted Bathroom & Kitchen
- Nice Size Family Garden
- Short Walk to Folkestone West Station
- Short Forward Chain
- EPC Rating "C"

If you would like to make an offer please call 01303 279955 or email cheriton@andrewandco.co.uk

Porch

3' 4" x 2' 10" (1.01m x 0.87m)

UPVC glazed door to the front of the property with wooden glazed inside door.

Entrance Hall

11' 8" x 2' 10" (3.55m x 0.86m)

Exposed wooden floor boards with stairs to first floor landing a radiator and doors to:-

Lounge

13' 4" x 10' 10" (4.07m x 3.31m)

UPVC double glazed bay windows to the front of the property with exposed wooden floor boards, feature original fireplace with open fire and a radiator

Dining Room

14' 2" x 10' 0" (4.33m x 3.06m)

UPVC double glazed patio door to the garden with exposed wooden floorboards, two good sized storage cupboards under the stairs, coving and a radiator. Door to:-

Kitchen

9' 10" x 8' 0" (2.99m x 2.43m)

Two UPVC double glazed windows to the side of the property with newly fitted high gloss two tone units. The kitchen has integrated pyrolytic fan oven, microwave oven, electric hob, extractor hood, fridge, freezer, dishwasher and washing machine. tiled flooring and door to:-

Clockroom / WC

6' 11" x 3' 1" (2.11m x 0.93m)

UPVC double glazed frosted windows to the side and rear of the property with close couple w/c, hand basin and heated towel rail. Wall mounted boiler and tiled floor.



First Floor Landing

13' 5" x 2' 9" (4.08m x 0.84m)

Carpeted floor covering with loft hatch, radiator and doors to :-

Bedroom

14' 1" x 11' 2" (4.29m x 3.41m)

Two UPVC double glazed windows to the front of the property with carpeted floor coverings, in built storage cupboard, original fireplace and open fire and a radiator.

Bedroom

10' 0" x 10' 11" (3.05m x 3.33m)

UPVC double glazed window to the rear of the property with carpeted floor coverings, in built storage cupboard, original fireplace and a radiator.

Bathroom

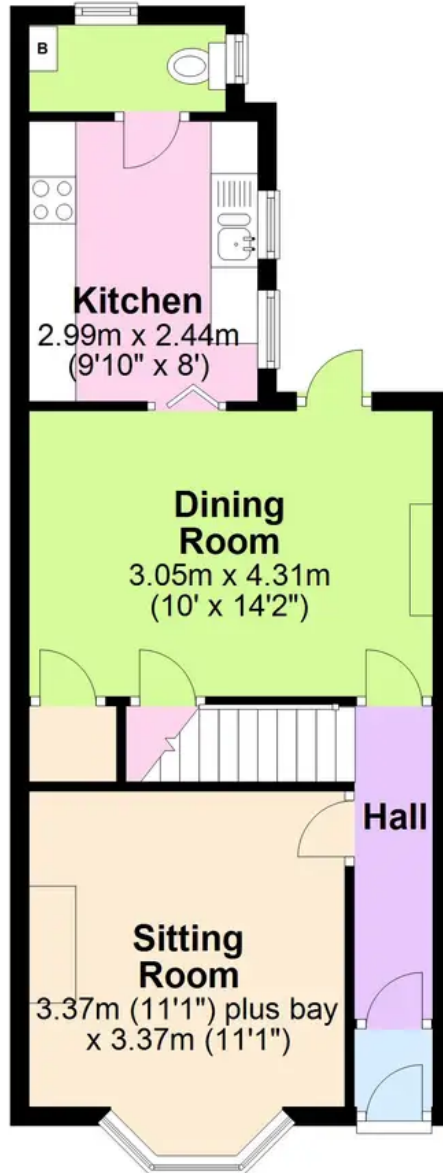
10' 3" x 8' 1" (3.12m x 2.47m)

UPVC double glazed frosted windows to the side and rear of the property. Newly fitted bathroom with freestanding bath, separate shower, vanity unit housing the w/c and hand basin and heated towel rail. Tiled walls and tiled flooring.



Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



Total area: approx. 81.5 sq. metres (877.4 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Plan produced using PlanUp.