



2 The Terrace, 14 Cherry Garden Avenue

Offers in Region of £350,000




ANDREW & CO
ESTATE AGENTS



2 The Terrace

Folkestone

£350,000 - £370,000. Chain free. Stunning 4-bed mid-terraced family home in desirable location. Offers spacious living spaces, en-suite to main bedroom, and off-road parking. Close to shops, transport links, schools, and sports complex. Energy-efficient with low-maintenance garden. Tenure: Freehold

- OFFERS IN REGION OF £350,000 - £370,000
- FOUR BEDROOM TERRACED HOUSE
- EN-SUITE TO MAIN BEDROOM
- OFF-ROAD PARKING
- CHAIN FREE SALE
- CLOSE TO SHOPS, HIGH SPEED TRANSPORT LINKS AND EXCELLENT LOCAL SCHOOLS
- BEAUTIFUL VIEWS TOWARDS THE THREE HILLS SPORTS COMPLEX
- EPC RATING "B"

ENTRANCE PORCH

4' 11" x 4' 7" (1.50m x 1.40m)

Composite frosted glazed front door with frosted window down one side, laminate wood flooring and wooden internal door into entrance hall.

ENTRANCE HALLWAY

13' 2" x 6' 0" (4.01m x 1.84m)

Internal entrance hall, laminate wood flooring, stairs to first floor landing, radiator, storage cupboard with re-charging electric point for hoovers. Doors to:-

KITCHEN

13' 11" x 7' 7" (4.24m x 2.31m)

UPVC double glazed window to the front of the property. Kitchen comprises of matching wall and base units, fan over, electric hob with extractor fan, sink, integrated washing machine, dishwasher, fridge and freezer. Tiled floors, radiator and cupboard housing the combi boiler.

LOUNGE/DINER

17' 10" x 12' 7" (5.43m x 3.84m)

UPVC double glazed door out to the rear garden and UPVC double glazed window, laminate wood flooring and a radiator.

DOWNSTAIRS W/C

5' 7" x 3' 3" (1.69m x 0.99m)

Internal room with back to wall toilet, vanity hand basin, radiator, extractor fan and tiled floors.

FIRST FLOOR LANDING

12' 7" x 6' 4" (3.84m x 1.94m)

Carpeted floor coverings and stairs to second floor landing. Doors to:-



BEDROOM

12' 10" x 12' 8" (3.91m x 3.85m)

Two UPVC double glazed windows to the front of the property with fitted vertical blinds, carpeted floor coverings, radiator and door to:-

EN-SUITE TO MAIN BEDROOM

8' 3" x 4' 1" (2.52m x 1.24m)

Internal room with large walk-in shower, back to wall toilet, vanity hand basin with storage underneath, heated towel rail, extractor fan, full tiled walls and tiled floor.

BEDROOM

12' 8" x 8' 11" (3.86m x 2.73m)

Two UPVC double glazed windows to the rear of the property with far views over the Three Hills Sport Complex, fitted vertical blinds, carpeted floor coverings and radiator.

BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m)

Internal room, bath, vanity unit housing the back to wall toilet and hand basin, fully tiled walls, tiled floor, heated towel rail and extractor fan.

SECOND FLOOR LANDING

12' 6" x 6' 4" (3.82m x 1.93m)

Carpeted floor coverings, radiator and doors to:-

BEDROOM

12' 10" x 12' 7" (3.90m x 3.84m)

UPVC double glazed dormer window to the rear of the property with lovely views over the Three Hills Sports Complex. Carpeted floor coverings and a radiator.

BEDROOM

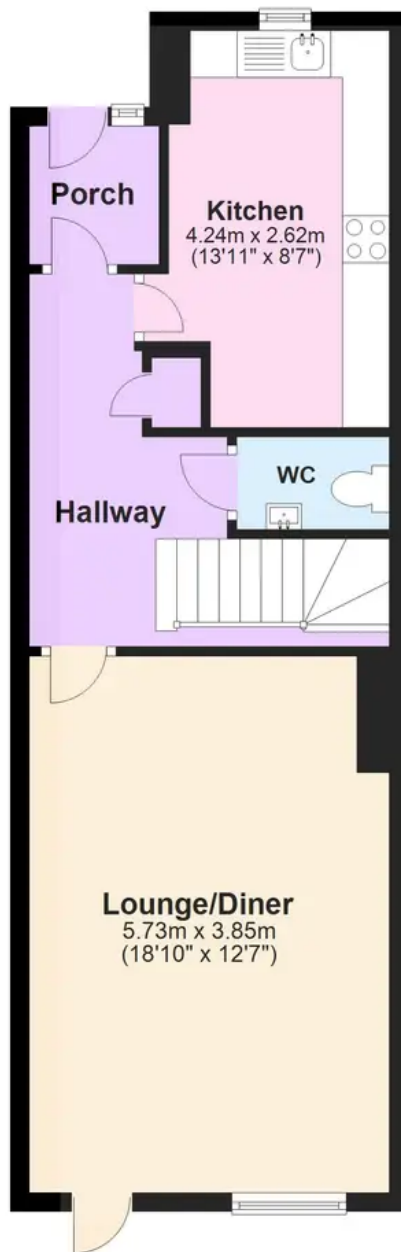
12' 7" x 12' 4" (3.83m x 3.77m)

UPVC double glazed dormer window to the front of the property, carpeted floor coverings and a radiator.



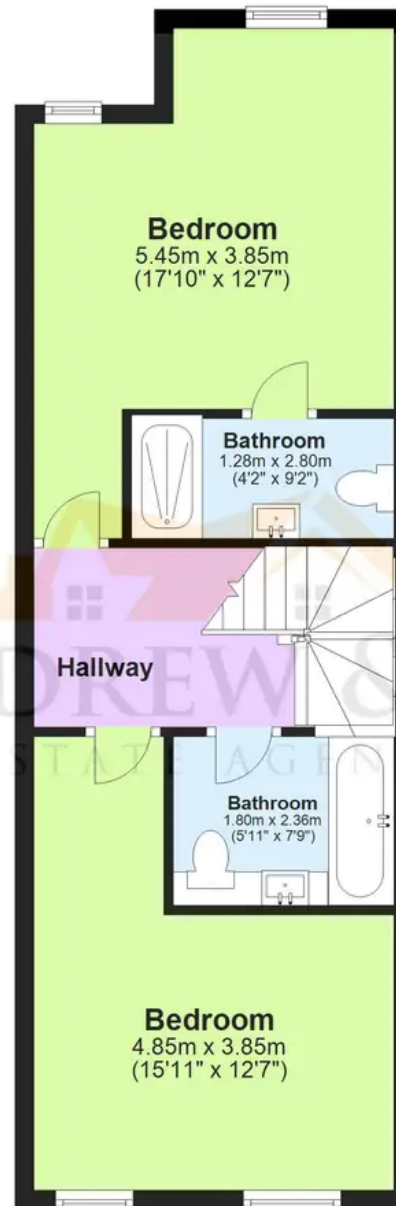
Ground Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



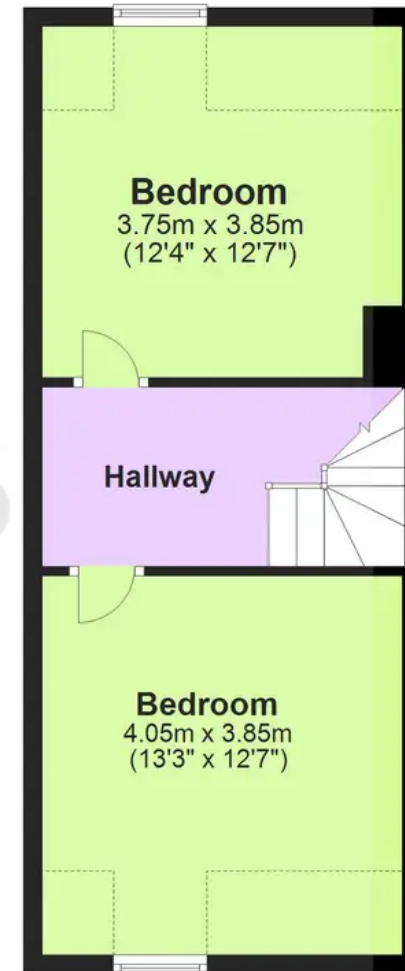
First Floor

Approx. 48.2 sq. metres (518.9 sq. feet)



Second Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 132.6 sq. metres (1426.8 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.