



62 Firs Lane, Folkestone

Guide Price **£290,000**



62 Firs Lane

Folkestone

2 bedroom semi-detached house with guide price £290k-£300k. Excellent condition, conservatory, newly fitted kitchen, outbuilding/summer house and driveway. Quiet residential location, close to schools, bus routes, amenities. Viewings highly recommended. Council Tax band: C

Tenure: Freehold

- GUIDE PRICE £290,000 - £300,000
- 2 BEDROOM SEMI-DETACHED HOUSE
- CONSERVATORY/DINING ROOM
- DRIVEWAY
- SUMMER HOUSE
- EXCELLENT CONDITION
- QUIET RESIDENTIAL LOCATION
- CLOSE TO LOCAL SCHOOLS, BUS ROUTES AND AMENITIES

**To place an offer on this property,
please call 01303 279955 or email
cheriton@andrewandco.co.uk**

ENTRANCE HALL

4' 4" x 4' 7" (1.31m x 1.39m)

Engineered oak flooring with carpeted stairs to first floor landing. UPVC glazed frosted front door. Door to:-

LOUNGE

13' 7" x 9' 11" (4.13m x 3.02m)

UPVC double glazed window to the front of the property with fitted vertical blinds, engineered oak wooden flooring and radiator. Door to:-

KITCHEN

13' 2" x 7' 10" (4.02m x 2.40m)

Two UPVC double glazed windows looking out to the rear garden. Newly fitted kitchen comprises of matching wall and base units, Corian sink, induction hob with extractor fan and glass splashback, double oven with top grill and bottom oven, integrated fridge, integrated freezer, space for free standing washer/dryer. Kitchen has LED downlights, tiled flooring with underfloor heating, large under stairs storage cupboard housing combi boiler and new consumer electric fuseboard. Door to:-

CONSERVATORY/DINING ROOM

15' 2" x 6' 10" (4.62m x 2.08m)

Part-brick built walls with UPVC double glazed patio doors out to the garden and UPVC double glazed windows to the rear, UPVC double glazed frosted windows to the side and front, UPVC door gaining access back to the front of the property. Solid wooden floors, heated towel rail and LED Lights.



FIRST FLOOR LANDING

6' 2" x 2' 9" (1.89m x 0.83m)

UPVC double glazed window to the side of the property with fitted vertical blind, carpeted floor coverings and loft hatch. Doors to:-

BEDROOM

12' 6" x 10' 11" (3.80m x 3.32m)

Two UPVC double glazed windows to the front of the property with fitted roller blinds, in-built fitted wardrobes, carpeted floor coverings and radiator.

BEDROOM

9' 0" x 7' 0" (2.75m x 2.14m)

UPVC double glazed window to the rear of the property overlooking the garden, carpeted floor coverings and radiator.

BATHROOM

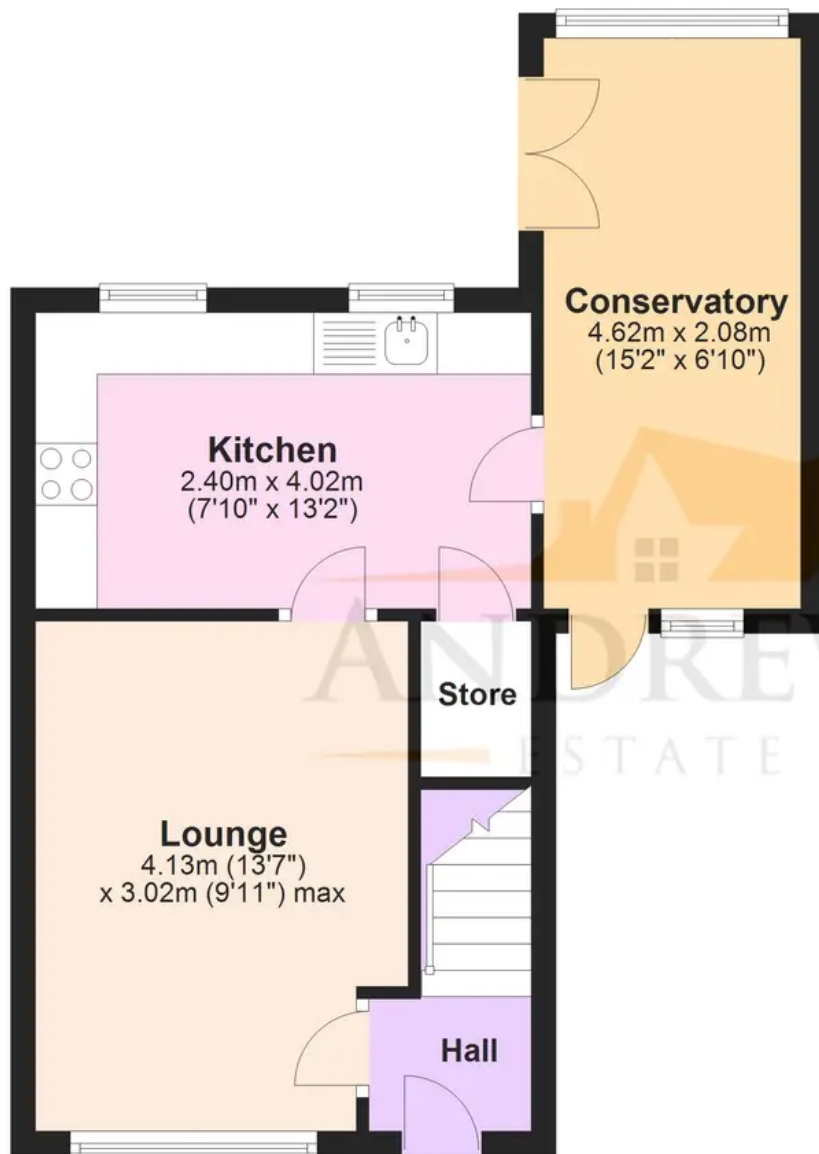
6' 3" x 6' 1" (1.91m x 1.85m)

UPVC double glazed frosted window to the rear with roller blind, L-Shaped bath with sunken shelf above and thermostatic shower over the bath, vanity unit housing sink and storage space, back to wall toilet, illuminated mirror, extractor fan, heated towel rail, tiled floors and part-tiled walls.



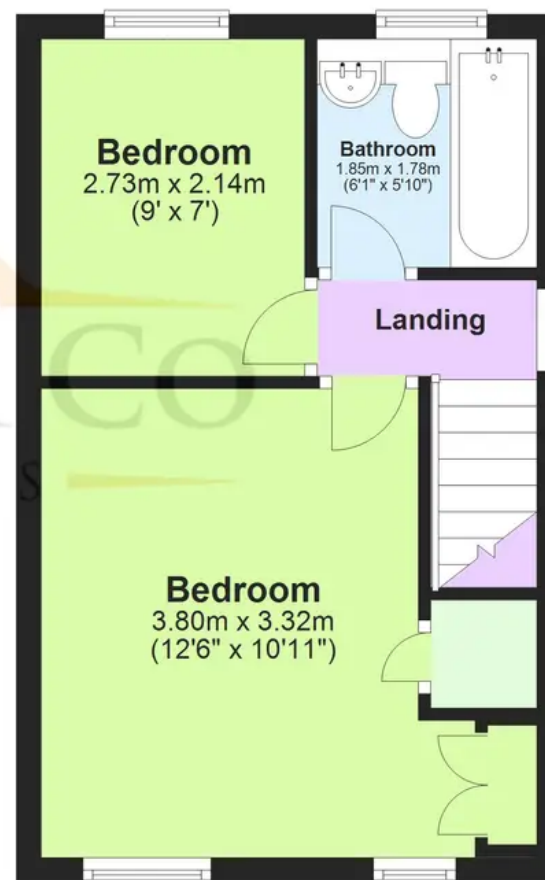
Ground Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.7 sq. feet)



Total area: approx. 63.1 sq. metres (679.7 sq. feet)

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

Plan produced using PlanUp.