



13 Stuart Road, Folkestone

Offers in Region of **£270,000**



**ANDREW & CO**
ESTATE AGENTS



13 Stuart Road

Folkestone

Offers in Regions of £270,000. Charming 3-bed mid-terraced house. Perfect blend of modern living and period features. Lovely open living spaces, rear garden with patio, lawn, greenhouse, sheds. Close to amenities, schools, Seafront and East Cliff area. Ideal family home. EPC Rating "D"

Council Tax band: B

Tenure: Freehold

- OFFERS IN REGION OF £270,000
- 3 BEDROOM MID-TERRACE HOUSE
- PERIOD FEATURES
- LOVELY OPEN LIVING SPACES
- LARGE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, BUS ROUTES AND AMENITIES
- WALK TO SEA FRONT AND EAST CLIFF AREA

01303 279955

cheriton@andrewandco.co.uk

ENTRANCE PORCH

2' 11" x 2' 9" (0.89m x 0.84m)

UPVC double glazed door to the front of the property which enters into the porch area with original feature tiles on either side and Cork mat to the floor. Solid wooden glazed entrance door with frosted glass to main lounge/dining room.

LOUNGE/DINER

25' 6" x 14' 2" (7.78m x 4.32m)

UPVC double glazed bay windows to the front of the property and UPVC double glazed window to the rear looking into the garden. As well as a lovely feature brick built fireplace, there is wooden laminate flooring, fitted venetian blinds, radiators, coving, under-stairs cupboard and stairs to first floor landing. Open plan to:-

KITCHEN/BREAKFAST ROOM

14' 7" x 8' 11" (4.44m x 2.73m)

UPVC double glazed french patio doors out to the rear garden, UPVC double glazed window to the side and tiled floors. Kitchen comprises of matching wall and base units, free-standing electric cooker with bottom fan and top electric, stainless steel sink and cupboard housing the boiler. There is space for free standing fridge, freezer, washing machine and dishwasher.

FIRST FLOOR LANDING

15' 2" x 5' 0" (4.63m x 1.52m)

Carpeted floor coverings, storage cupboard, loft hatch and doors to:-



BEDROOM

14' 3" x 13' 3" (4.35m x 4.04m)

UPVC double glazed bay windows to the front of the property with fitted venetian blinds, laminate wood flooring, radiator, large fitted wardrobe and coving.

BEDROOM

12' 0" x 9' 0" (3.67m x 2.75m)

UPVC double glazed window to the rear of the property with fitted blind, laminate wood flooring, radiator and coving.

BEDROOM

9' 1" x 8' 0" (2.77m x 2.45m)

UPVC double glazed window to the rear of the property, laminate wood flooring, radiator and coving.

FAMILY BATHROOM

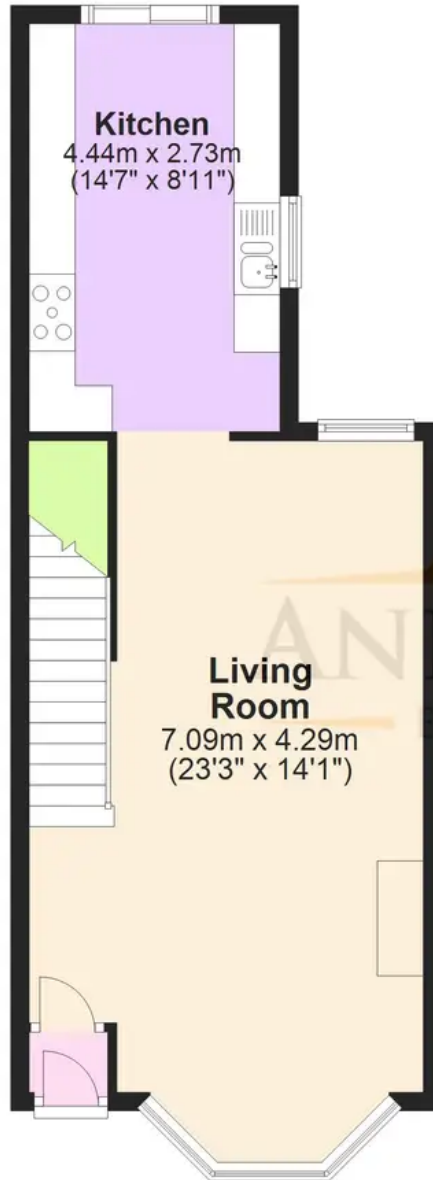
6' 9" x 5' 7" (2.05m x 1.69m)

UPVC double glazed frosted window to the side of the property, tiled flooring and part tiled walls. P-Shaped bath with thermostatic shower, close coupled w/c and pedestal hand basin.



Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 86.8 sq. metres (934.2 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.