



Ingoldsby Road, Folkestone

Guide Price £325,000



**ANDREW & CO**
ESTATE AGENTS



10 Ingoldsby Road

Folkestone, Folkestone

Charming mid-terraced property with 3 bedrooms, downstairs shower room & upstairs bathroom. Newly re-decorated and offers £325k-£350k. Potential for drive + rear extension into large rear garden. Tranquil retreat in popular location. Viewings highly recommended. Council Tax band: C

Tenure: Freehold

- GUIDE PRICE £325,000 - £350,000
- THREE BEDROOMS TERRACED HOUSE
- LARGE FAMILY HOME
- NEWLY RE-DECORATED THROUGHOUT
- POTENTIAL FOR OFF-ROAD PARKING
- CHARMING, GOOD SIZED REAR GARDEN
- QUIET RESIDENTIAL LOCATION
- EPC RATING "C"

01303 279955

cheriton@andrewandco.co.uk

ENTRANCE HALL

17' 2" x 6' 8" (5.22m x 2.03m)

Wooden single glazed front door with beautiful surrounding stain glass windows. Newly laid carpeted floor coverings, original coving, picture rail, radiator, stairs to first floor landing with large storage cupboard under the stairs. Cupboard houses a new electric consumer unit.

Doors to:-

LOUNGE

16' 8" x 11' 11" (5.08m x 3.64m)

Newly fitted UPVC double glazed bay windows to the front with top part frosted glass, newly laid carpeted floor coverings, feature fireplace, coving and new radiator.

DINING ROOM

12' 0" x 13' 0" (3.67m x 3.96m)

Newly fitted UPVC double glazed patio doors leading out to the garden, newly laid carpeted floor coverings, feature fireplace with open fire, newly fitted radiator and coving.

KITCHEN

15' 2" x 6' 8" (4.63m x 2.04m)

Extended kitchen with newly fitted UPVC double glazed windows looking out to rear garden. Kitchen comprises of matching wall and base units, vinyl flooring, part tiled walls, extractor hood and stainless steel sink. Space for free-standing cooker, washing machine, fridge-freezer and dishwasher. There is also a newly fitted radiator, breakfast bar area and small loft hatch giving access to the loft space of the extension. N.B. The vendor is happy to include the current washing machine, tumble drier and fridge freezer in the sale price.

DOWNSTAIRS WETROOM

5' 2" x 5' 5" (1.58m x 1.64m)

Newly fitted UPVC double glazed frosted window to the rear, fully tiled walls, full wet room shower, close coupled w/c, vanity hand basin, heated towel rail, Dimplex electric heater and extractor fan.



FIRST FLOOR LANDING

10' 11" x 6' 8" (3.33m x 2.02m)

Newly decorated with newly laid carpeted floor coverings, loft hatch, coving and fire alarm. Doors to:-

BEDROOM

17' 3" x 12' 0" (5.25m x 3.67m)

Beautifully restored room with newly fitted UPVC double glazed bay windows to the front with the top frosted glass, newly laid carpeted floor coverings, new radiator and picture rail.

BEDROOM

13' 0" x 12' 0" (3.95m x 3.66m)

Re-decorated room. Newly fitted UPVC double glazed window to the rear giving views out to the garden, newly laid carpeted floor coverings, new radiator, fitted storage cupboard, cupboard housing the combi boiler and picture rail.

BEDROOM

10' 0" x 6' 8" (3.05m x 2.03m)

Re-decorated room. Newly fitted UPVC double glazed window to the front with top frosted, newly laid carpeted floor coverings, new radiator and picture rail.

BATHROOM

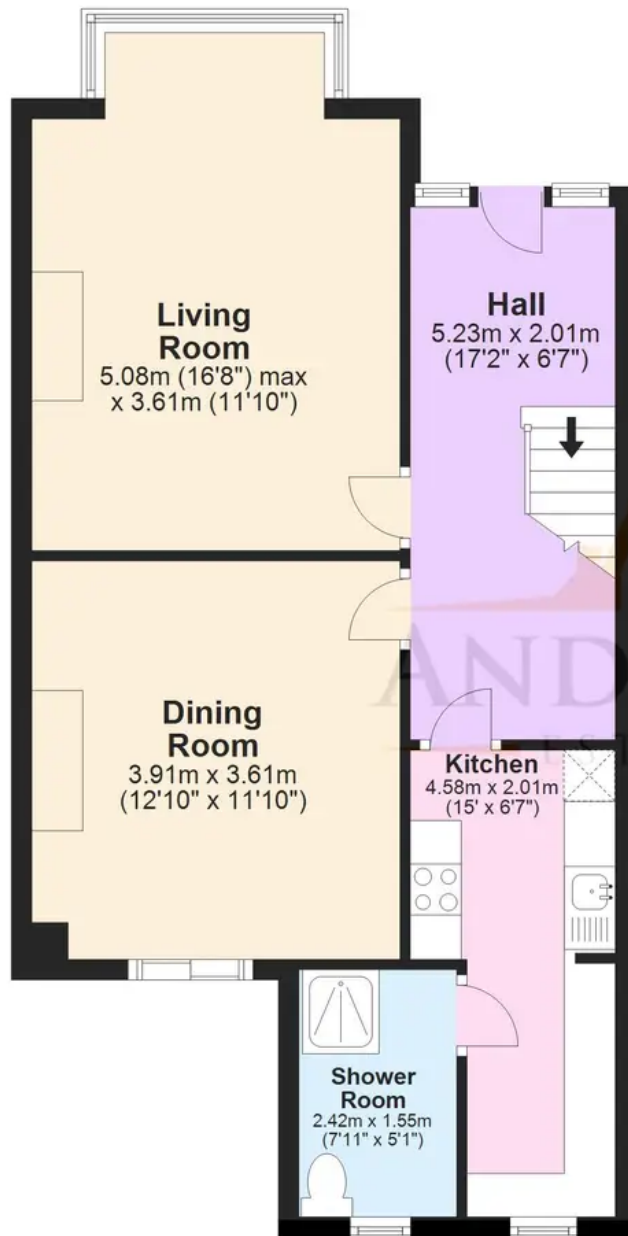
6' 7" x 6' 2" (2.01m x 1.88m)

Newly fitted UPVC double glazed frosted window to the rear of the property, bath with electric shower over the bath, close coupled w/c, vanity hand basin, heated towel rail, fully tiled walls and vinyl flooring.



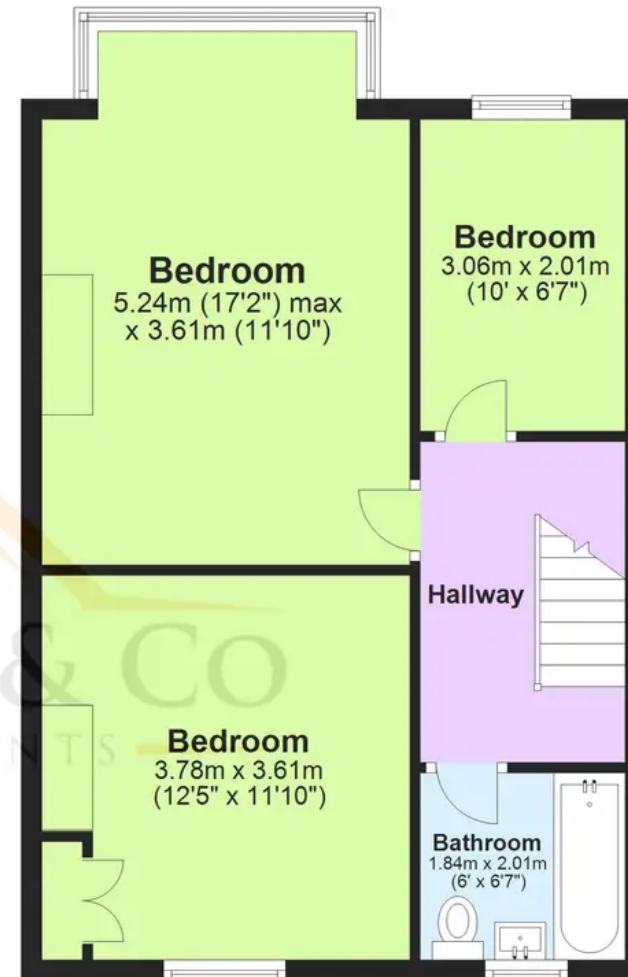
Ground Floor

Approx. 52.9 sq. metres (569.2 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 101.2 sq. metres (1089.1 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.