



## 2 Rose Cottages Ashley Avenue, Folkestone

Offers in Region of £275,000



  
**ANDREW & CO**  
ESTATE AGENTS





## 2 Rose Cottages Ashley Avenue

Folkestone

Beautifully refurbished 2-bed terraced cottage in a popular residential area. Offers in Region of £275,000. Driveway parking for 1-2 cars. Lovely rear garden with decked area, artificial grass, and shed/summerhouse. Ideal for first-time buyers/families. Close to schools, bus routes, and shops. Contact us for a viewing!

Council Tax band: A

Tenure: Freehold

- OFFERS IN REGION OF £275,000
- TWO BEDROOM TERRACED COTTAGE
- BEAUTIFULLY REFURBISHED
- LOVELY GARDEN
- DRIVEWAY PARKING FOR 1-2 CARS
- POPULAR RESIDENTIAL LOCATION
- PERFECT FOR FIRST TIME BUYERS AND SMALL FAMILIES
- CLOSE TO LOCAL SCHOOLS, BUS ROUTES AND AMENITIES

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**FRONT PORCH**

4' 11" x 3' 4" (1.49m x 1.01m)

New composite frosted glazed front door, tiled flooring, space for storage and coats. Bi-fold door into lounge/hall.

**LOUNGE**

11' 5" x 14' 1" (3.47m x 4.29m)

UPVC double glazed sash window with fitted blinds, LVT flooring, feature fireplace with electric insert fire and LED lights. Built in storage into side of chimney and space for storage on other side. Designer radiator and stairs to first floor landing. Doors to:-

**KITCHEN/BREAKFAST ROOM**

11' 3" x 11' 7" (3.42m x 3.52m)

Newly fitted kitchen with UPVC double glazed sash window to the rear with blind and LVT flooring. matching wall and base units, induction hob with extractor fan, integrated fan oven with grill oven to the top, Corian sink, large pantry cupboard and designer radiator. There is space for free-standing fridge freezer, washing machine, breakfast table. Door to:-

**INTERNAL HALL**

5' 6" x 2' 9" (1.67m x 0.83m)

UPVC double glazed door out to the garden, tiled flooring, radiator and door to:-

**DOWNSTAIRS BATHROOM**

5' 6" x 6' 5" (1.68m x 1.96m)

Internal room - bath with mixer taps to a shower head and shower screen, close couple w/c, vanity hand basin, tiled floors, part tiled walls, heated towel rail and extractor fan.



**BEDROOM**

11' 6" x 11' 3" (3.50m x 3.43m)

UPVC double glazed sash tilt window with fitted blinds, carpeted floor coverings, radiator, picture rail and ventilation.

**BEDROOM**

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

UPVC double glazed sash tilt window to the front with fitted blind, carpeted floor coverings, radiator and ventilation.





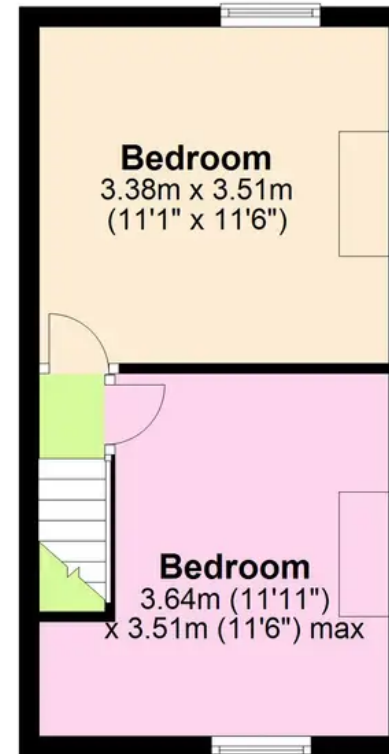
## Ground Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



## First Floor

Approx. 25.0 sq. metres (269.0 sq. feet)



Total area: approx. 58.9 sq. metres (634.3 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.