

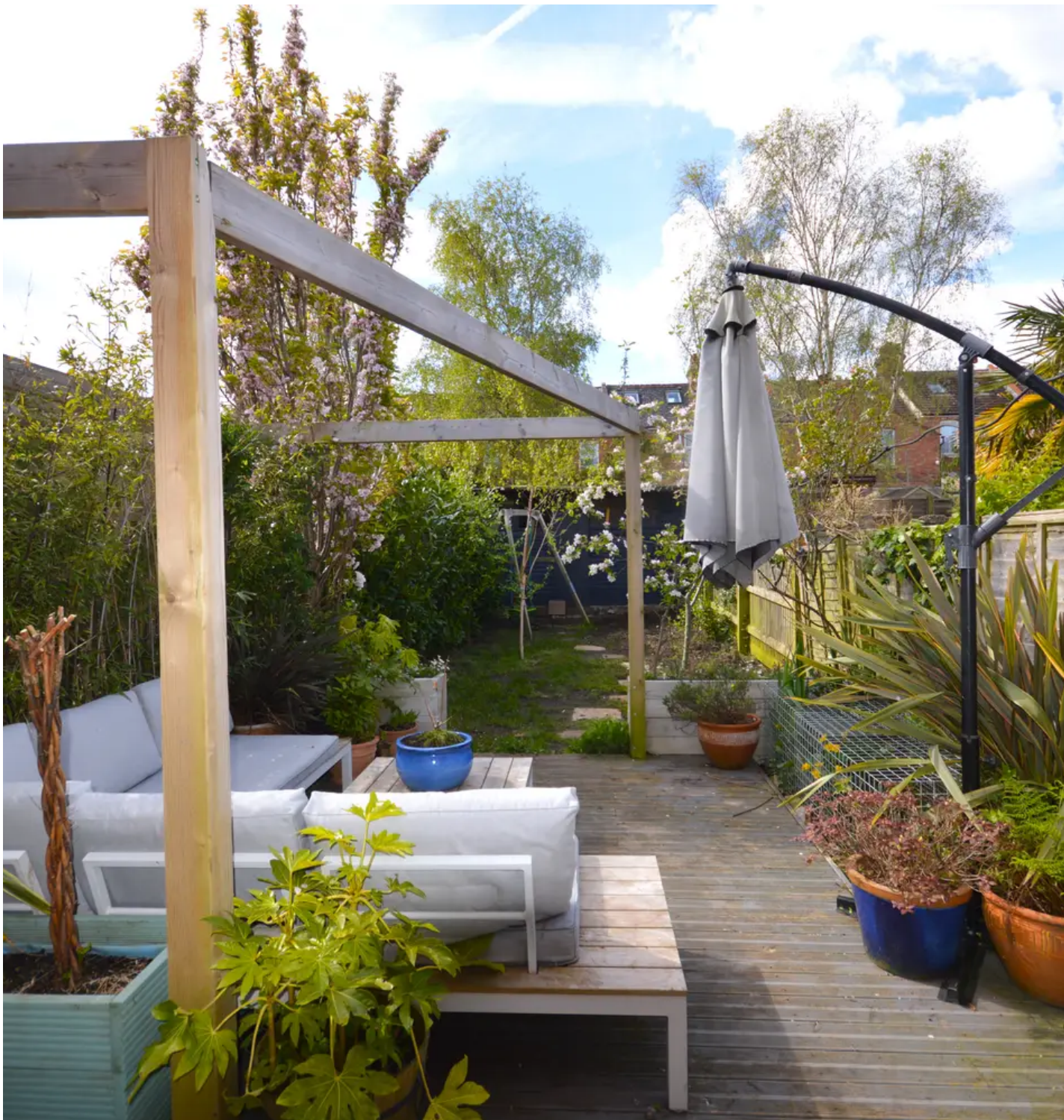


**105 Chart Road, Folkestone**

Guide Price £360,000 – £380,000



**ANDREW & CO**  
ESTATE AGENTS



## 105 Chart Road

Folkestone

Delightful 3-bed mid-terrace house with original features, sunny south-facing garden, and high-speed train access. Guide Price £360,000 - £380,000. Charming home with outdoor deck, lawn, patio, and shed/office space. Close to schools, shops, and amenities.

Council Tax band: C

Tenure: Freehold

- GUIDE PRICE £360,000 - £380,000
- THREE BEDROOM MID-TERRACE HOUSE
- LOVELY ORIGINAL FEATURES THROUGHOUT
- PLENTY OF SPACE FOR ALL THE FAMILY
- EXCELLENT CONDITION
- SUNNY SOUTH FACING REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES
- WALKING DISTANCE TO HIGH SPEED TRAIN LINKS

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### ENTRANCE HALLWAY

20' 8" x 5' 0" (6.30m x 1.53m)

External front porch area leading to front door and entrance hallway. Carpeted floor coverings, radiator, original cornicing and coving, stairs to first floor landing and large storage cupboard under the stairs. Doors to:-

### LOUNGE

14' 3" x 11' 2" (4.35m x 3.41m)

Open plan to the dining area. UPVC double glazed bay window to the front of the property with matching fitted slatted blinds, carpeted floor coverings, original coving, original fireplace with fire surround and dual use burner and designer radiator.

### DINING ROOM

11' 9" x 9' 7" (3.59m x 2.91m)

UPVC double glazed window to the rear with matching fitted slatted blind, carpeted floor coverings and original fireplace with fire surround.

### KITCHEN

16' 2" x 10' 9" (4.92m x 3.27m)

Stunning kitchen with UPVC double glazed patio doors leading out to the garden and UPVC double glazed window to the side with fitted slatted blind. Kitchen comprises of tiled flooring, matching wall and base units, solid wooden worktops, solid Belfast Butler style sink, space for free-standing cooker, fridge-freezer, washing machine and dining table. There is an integrated dishwasher and large radiator. Storage cupboard housing the boiler and storage cupboard to the end of the kitchen.



**FIRST FLOOR LANDING**

14' 10" x 4' 11" (4.52m x 1.50m)

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

**BEDROOM**

13' 11" x 14' 10" (4.25m x 4.53m)

UPVC double glazed bay window to the front and separate UPVC double glazed window to the side of the bay, fitted roller blinds, deep pile carpet, feature original fireplace with surround, radiator and picture rail.

**BEDROOM**

11' 7" x 9' 6" (3.54m x 2.89m)

UPVC double glazed window to the rear with fitted slatted blind, high end thick pile carpet, original fireplace with fire surround and radiator.

**BEDROOM**

10' 5" x 7' 2" (3.17m x 2.18m)

UPVC double glazed window to the rear of the property with fitted slatted blind, carpeted floor coverings and radiator.

**BATHROOM**

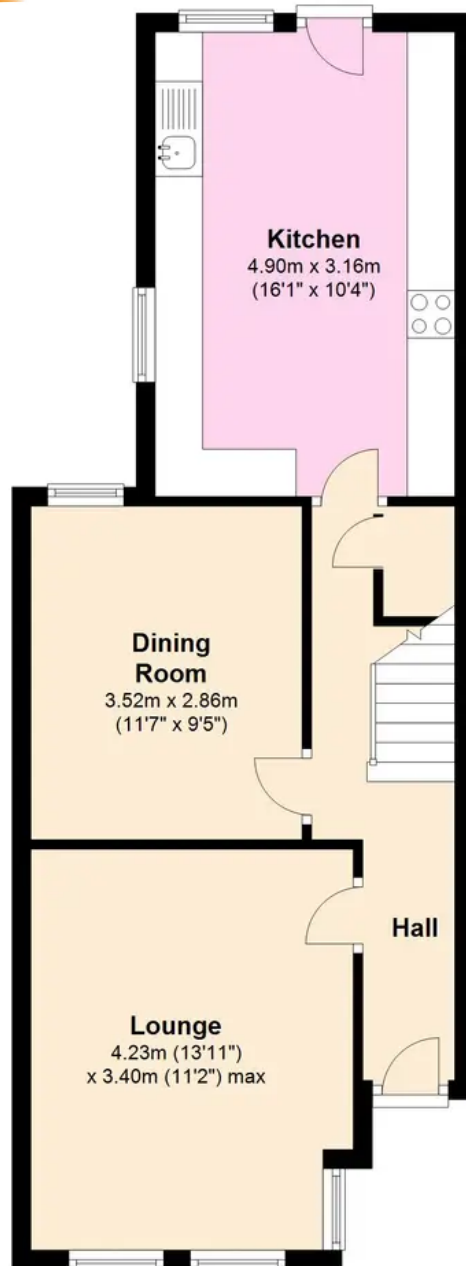
8' 6" x 7' 8" (2.58m x 2.33m)

Two UPVC double glazed windows to the side with fitted slatted blinds, bath with thermostatic shower/mixer taps over the bath, hand basin, close coupled w/c, heated towel rail, tiled floors and part tiled walls.



### Ground Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



### First Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by and prospective purchaser.  
Plan produced using PlanUp.