



53 Canterbury Road, Folkestone

Guide Price £290,000 - £310,000




ANDREW & CO
ESTATE AGENTS



53 Canterbury Road

Folkestone, Folkestone

Exceptional 4-bed terraced house, £290k - £310k. Newly redecorated, new appliances and open plan Dining/Living space. Large bedrooms, stylish exterior, large sunny rear garden. Close to amenities, schools, parks, and bus routes. 10-15 min walk to East Cliff and Harbour areas. Viewing highly recommended.

Council Tax band: C

Tenure: Freehold

- GUID PRICE £290,000 - £310,000
- FOUR BEDROOM TERRACED HOUSE
- CHAIN FREE SALE
- NEWLY RENOVATED THROUGHOUT
- LARGE FAMILY HOME READY TO MOVE INTO
- SUNNY REAR GARDEN
- CLOSE TO LOCAL SHOPS, SCHOOLS, PARKS AND BUS ROUTES
- EPC RATING "C"

ENTRANCE HALLWAY

22' 3" x 4' 11" (6.79m x 1.51m)

Entrance to middle floor of this property. Solid wooden glazed front door to the front of the property, newly laid carpeted floor coverings, stairs to second floor landing and stairs to ground floor and radiator. Original arch coving cornice feature to hallway and additional coving along the ceiling. Doors to:-

BEDROOM

15' 1" x 11' 1" (4.60m x 3.39m)

UPVC double glazed bay windows to the front of the property, newly laid carpeted floor coverings, coving and radiator.

BEDROOM

9' 2" x 6' 11" (2.80m x 2.10m)

UPVC double glazed bay windows to the rear of the property, newly laid carpeted floor coverings, coving and radiator.

BATHROOM

9' 2" x 5' 3" (2.80m x 1.60m)

Borrowed light window from the small window to the rear. bathroom comprises of full sized bath with thermostatic shower over the bath, vanity hand basin, vinyl flooring, radiator and panelled splashback boarding to bath and sink.

w/c

5' 6" x 2' 9" (1.67m x 0.84m)

UPVC double glazed frosted window to the side, close coupled w/c, small hand basin, radiator and vinyl flooring.

LOWER GROUND ENTRANCE HALL

10' 8" x 2' 11" (3.26m x 0.90m)

Solid wooden glazed door to the front of the property, newly laid carpeted floor coverings, cupboard housing electric fuse board, radiator and opening to:-



DINING ROOM

14' 6" x 12' 2" (4.43m x 3.72m)

Open plan to the Lounge and Kitchen, this internal room has an under stairs storage cupboard, coving and radiator. Door to W/C as well.

LOUNGE

14' 9" x 11' 1" (4.50m x 3.38m)

UPVC double glazed bay windows to the front of the property, newly laid carpeted floor coverings, coving and radiator.

KITCHEN

10' 4" x 10' 2" (3.14m x 3.09m)

UPVC double glazed door out to garden and UPVC double glazed window looking into garden. Kitchen comprises of matching wall and base units in grey, electric hob, fan oven, Corian sink, wall-mounted combi-boiler and laminate wood flooring. There is also space for washing machine, space for fridge freezer and slimline dishwasher.

w/c

5' 5" x 2' 9" (1.65m x 0.85m)

Internal room with close coupled w/c, hand basin, vinyl flooring, coving and radiator.

TOP FLOOR LANDING

12' 11" x 5' 0" (3.94m x 1.52m)

UPVC double glazed window to the rear of the property, newly laid carpeted floor coverings, coving and loft hatch.

BEDROOM

18' 2" x 12' 4" (5.54m x 3.75m)

Two UPVC double glazed windows to the front of the property, newly laid carpeted floor coverings, coving and radiator.

BEDROOM

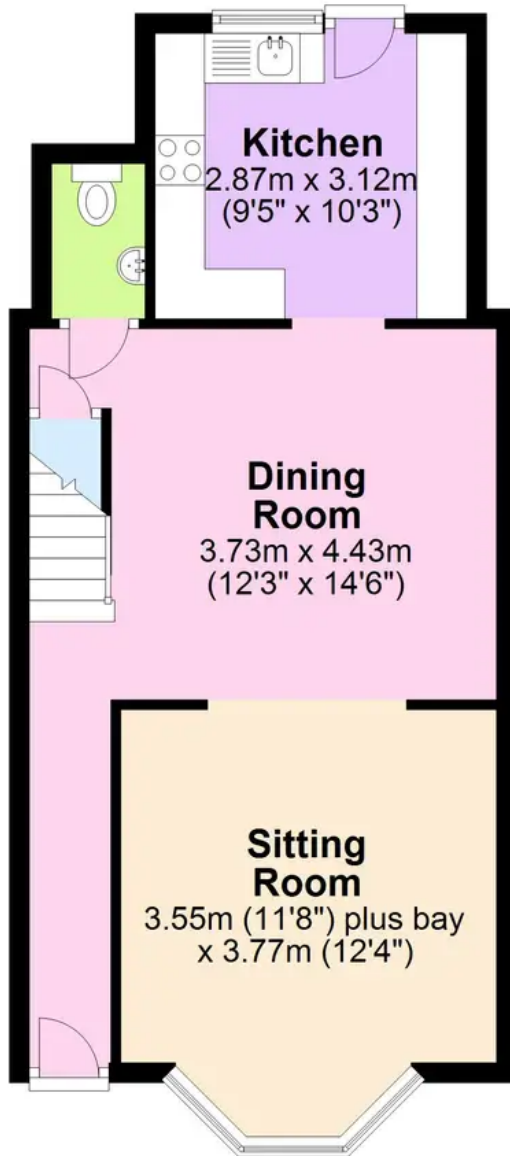
13' 0" x 9' 6" (3.96m x 2.90m)

Two UPVC double glazed windows to the rear of the property, newly laid carpeted floor coverings, coving and radiator.



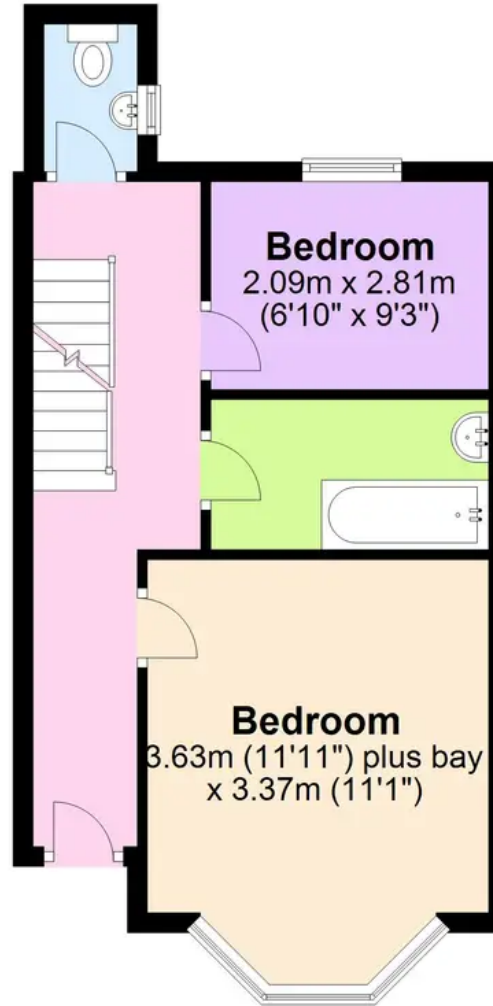
Lower Ground Floor

Approx. 45.1 sq. metres (486.0 sq. feet)



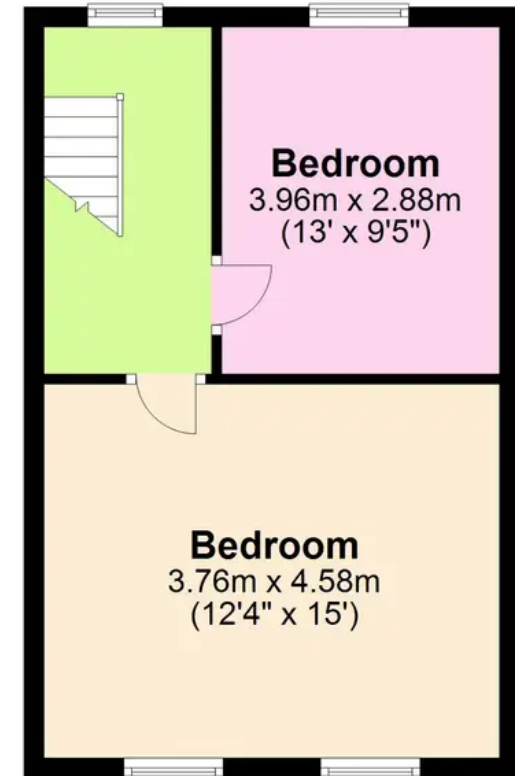
First Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



Total area: approx. 114.0 sq. metres (1226.6 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.