



24 Shaftesbury Avenue, Folkestone

Offers in Region of **£320,000**




ANDREW & CO
ESTATE AGENTS



24 Shaftesbury Avenue

Folkestone, Folkestone

Charming 3-bed terrace house in vibrant neighbourhood, close to amenities. Open plan living/dining, off-road parking, low maintenance garden & detached garage. EPC Rating "E". Ideal family home at £320,000.

Council Tax band: B

Tenure: Freehold

- Offers in Region of £320,000
- End Terraced House
- Three Bedroom Property
- Open Plan Living/Dining Rooms
- Ready to Move Straight In
- Off Road Parking
- Close to Local Amenities
- EPC Rating "E"

Front Porch

6' 3" x 3' 0" (1.90m x 0.92m)

Part brick built to the bottom, UPVC frosted windows to top, UPVC frosted door to front. Internal UPVC double glazed frosted door to lounge, tiled floor.

Lounge

13' 3" x 13' 8" (4.03m x 4.16m)

Open plan to dining room. UPVC double glazed window to front, newly decorated, carpeted floor coverings, radiator, storage cupboard downstairs.

Dining Room

10' 7" x 11' 5" (3.22m x 3.49m)

Carpeted floor coverings, access to understairs storage, radiator. Door to:

Internal Hall

Carpeted floor coverings, stairs to first floor landing. Door to:

Kitchen

12' 1" x 8' 3" (3.69m x 2.52m)

UPVC double glazed window to lean to, white gloss matching wall and base units, fan oven, gas hob, extractor fan, space for freestanding fridge/freezer & washing machine, radiator, pantry cupboard, laminate wood flooring.

Lean To

12' 0" x 4' 0" (3.65m x 1.23m)

2 x skylight velux windows, UPVC patio doors to garden, laminate flooring, space for tumble dryer.

First Floor Landing

Carpeted floor coverings, UPVC double glazed frosted window to side, large airing cupboard containing boiler, loft ladder providing access to rear loft, radiator, doors to:

Bedroom 2

13' 4" x 10' 4" (4.06m x 3.16m)

UPVC double glazed window to front, carpeted floor coverings, radiator.

Bedroom 3

13' 4" x 8' 1" (4.06m x 2.46m)

UPVC double glazed window to rear with fitted roller blind, carpeted floor coverings, radiator.

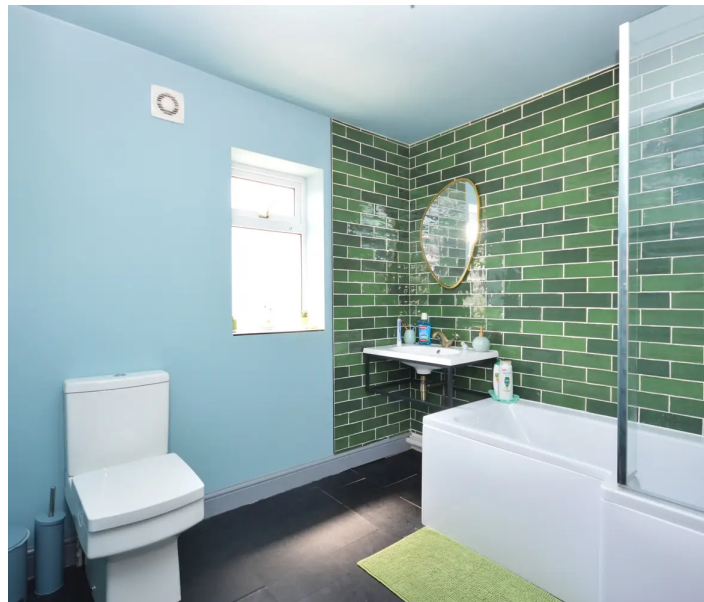
Bathroom

8' 0" x 8' 1" (2.44m x 2.47m)

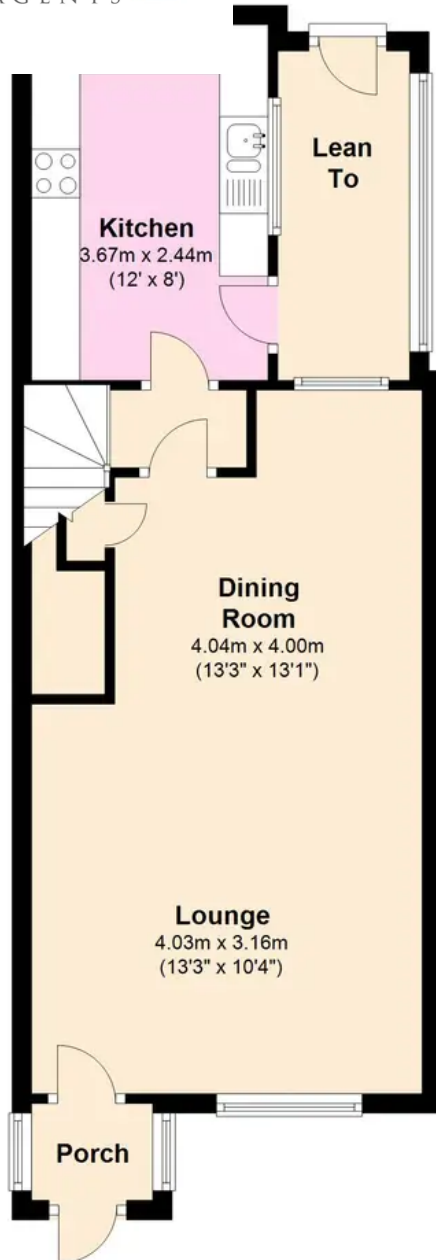
UPVC double glazed frosted window to rear, recently refurbished, L shape bath with shower screen and thermostatic shower, hand basin, close coupled WC, designer heated towel rail, part tiled walls, laminate flooring.

Second Floor Landing

carpeted floor coverings, door to

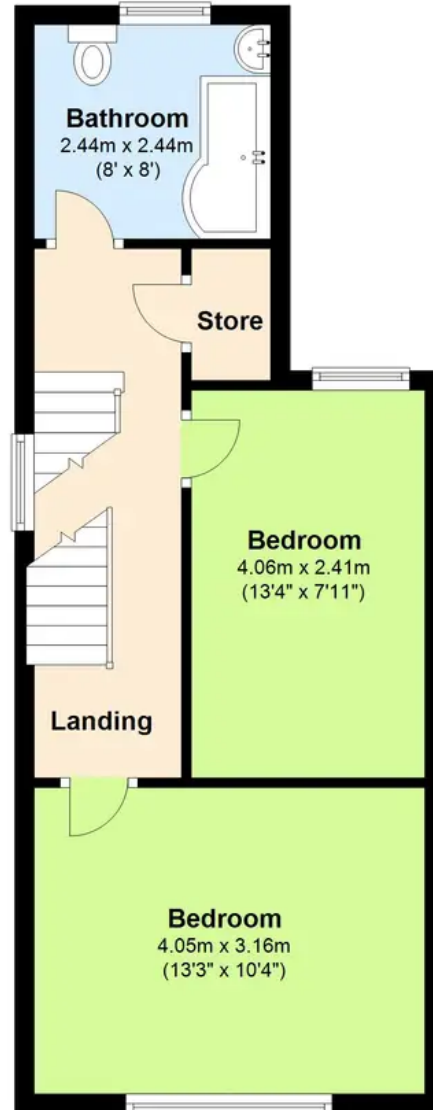


Floor
es (483.9 sq. feet)



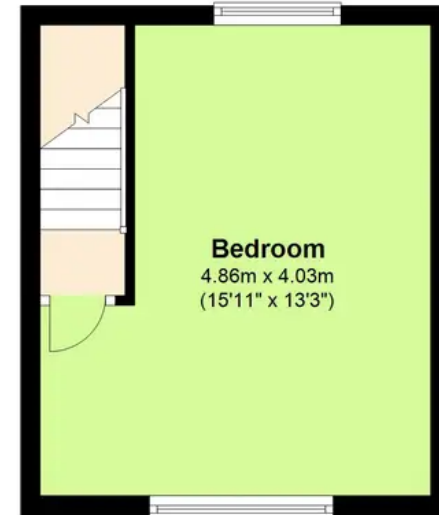
First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Second Floor

Approx. 19.6 sq. metres (210.6 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.