



11 Clarence Road, Capel-Llefnôr

Offers in Region of £425,000





11 Clarence Road

Capel-Le-Ferne, Folkestone

Charming 4-bed detached chalet bungalow in sought-after area, £425k. Cosy with spacious family garden, off-road parking, garage, and attic playroom/storage. West-facing garden view. Energy-efficient (EPC: D). Lovely rear garden with patio, lawn, sheds, summer house, garage, and parking for 1-2 cars. Ideal for outdoor living.

Council Tax band: D

Tenure: Freehold

- Offers in Region of £425,000
- Detached Chalet Bungalow
- Four Bedrooms
- Good Size Family Garden
- Off Road Parking & Garage
- Attic Play Room / Storage
- West Facing Garden
- EPC Rating "D"

Entrance Hall

7' 9" x 3' 1" (2.37m x 0.93m)

UPVC double glazed front door with carpeted floor coverings and door to:-

Lounge

14' 6" x 11' 11" (4.41m x 3.63m)

UPVC double glazed patio doors to the garden with exposed wood floor boards, stairs to 1st floor landing, cupboard under the stairs and a radiator. Open plan to:-

Dining Room

10' 9" x 11' 10" (3.27m x 3.60m)

Metal double glazed window to the side of the property with exposed wood floors boards, coving and a radiator. Doors to:-

Kitchen

16' 6" x 16' 8" (5.04m x 5.09m)

L Shape kitchen. UPVC double glazed windows to the side, rear and other side of the property also with a UPVC double glazed frosted door to the garden. Matching wall and base units with porcelain floor tiles. Space for freestanding double width fridge/freezer, dishwasher and washing machine. Space also for a freestanding range style cooker with fitted extractor fan/hod. Door to:-

Shower Room

6' 11" x 5' 10" (2.10m x 1.78m)

UPVC double glazed frosted window to the side of the property with a shower, close coupled w/c, vanity hand basin unit and a built in with a cupboard housing the boiler. Part tiled walls and tiled flooring.

Bedroom / 2nd Lounge

11' 0" x 10' 11" (3.35m x 3.32m)

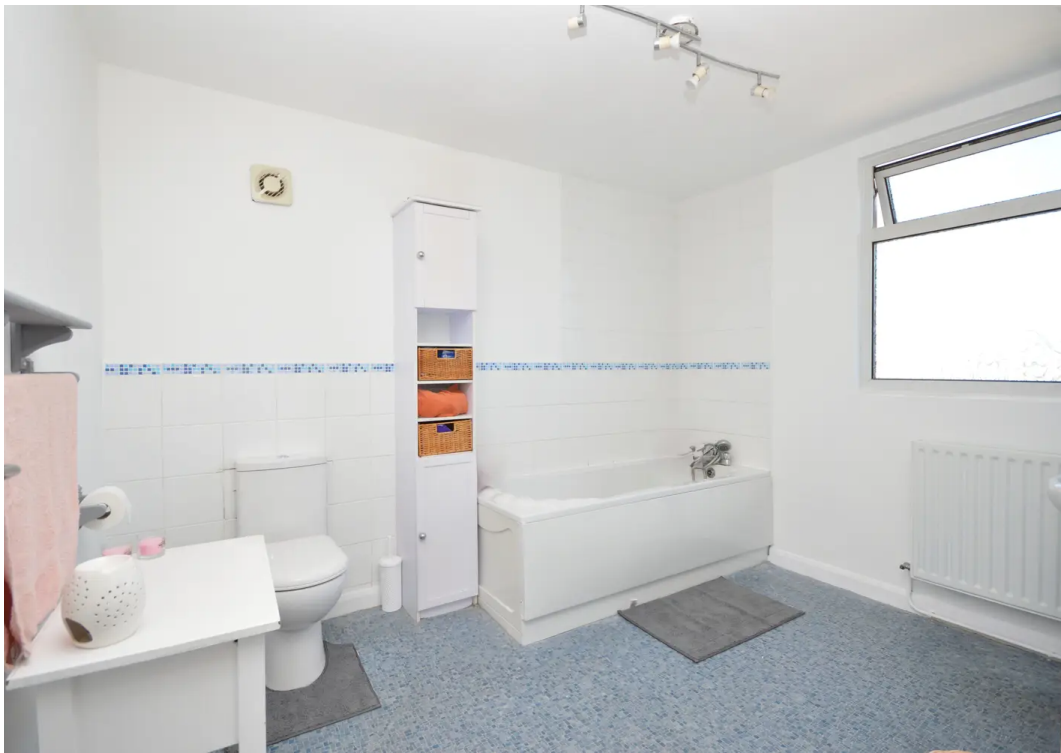
Metal double glazed window to the front of the property with carpeted floor coverings, coving and a radiator.

Bedroom

10' 8" x 10' 11" (3.24m x 3.33m)

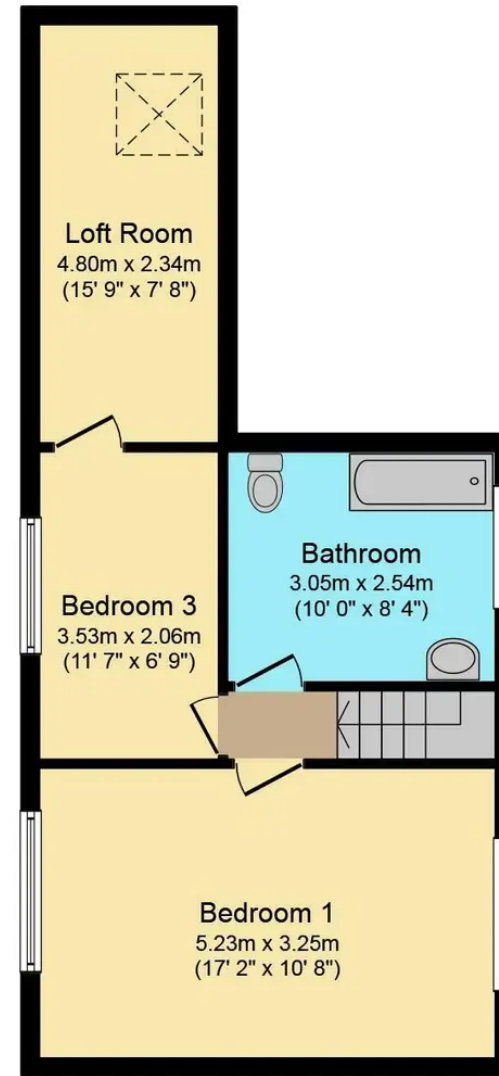
Metal double glazed window to the front of the property with carpeted floor coverings, coving and a radiator.







Ground Floor



First Floor

Total floor area 131.2 sq. m. (1,412 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Plan produced for Purple Bricks. Powered by PropertyBOX

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.



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