



12 Church Road, Folkestone

Guide Price £250,000-£260,000




ANDREW & CO
ESTATE AGENTS



12 Church Road

Folkestone, Folkestone

Charming mid-terraced 2-bed house, fully renovated, ready to move in. Guide price £250k-£260k. Chain-free sale. Close to amenities and schools in popular area. Outdoor patio, bedding plant area, and shed. EPC rating "D".

Council Tax band: C

Tenure: Freehold

- MID TERRACED PROPERTY
- TWO BEDROOMS
- RECENTLY RENOVATED
- CHAIN FREE SALE
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- POPULAR LOCATION
- EPC RATING "D"
- GUIDE PRICE £250,000 - £260,000

ENTRANCE PORCH

5' 4" x 4' 4" (1.62m x 1.31m)

UPVC frosted glass front door to front of property, tiled flooring, wooden internal door into entrance hall.

ENTRANCE HALL

13' 6" x 2' 11" (4.12m x 0.90m)

Wooden exposed floor boards with stairs to first floor landing, radiator and door to:-

DINING ROOM

12' 11" x 12' 2" (3.93m x 3.70m)

Single glazed window out to lean-to at the back of the property, cupboard under the stairs, wooden exposed floor boards, radiator and opening to:-

LOUNGE

12' 8" x 11' 4" (3.87m x 3.46m)

UPVC double glazed window to the front of the property, wooden exposed floor boards and two radiators.

KITCHEN

13' 6" x 6' 0" (4.11m x 1.84m)

UPVC double glazed window to the rear of the property with wooden single glazed window out to lean-to. Kitchen comprises of newly fitted kitchen with matching wall and base units.

LEAN-TO

9' 10" x 8' 8" (3.00m x 2.65m)

UPVC double glazed door out to rear garden with wooden single glazed window to the side, Perspex roof and door to:-

DOWNSTAIRS W/C

3' 10" x 2' 8" (1.16m x 0.81m)

UPVC double glazed frosted window to the rear and a close coupled w/c.

FIRST FLOOR LANDING

13' 1" x 5' 3" (4.00m x 1.60m)

Newly laid carpeted floor coverings with drop down loft ladder from loft hatch, storage cupboard and doors to:-

BEDROOM

13' 10" x 10' 10" (4.21m x 3.29m)

Two UPVC double glazed windows to the front of the property, newly laid carpeted floor coverings, fitted wardrobes and two radiators.

BEDROOM

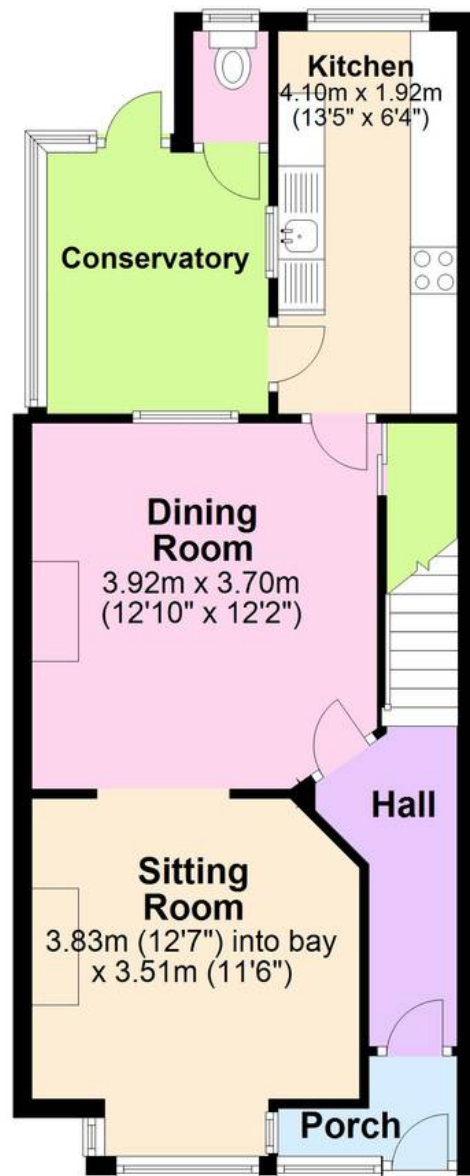
13' 2" x 8' 8" (4.01m x 2.64m)

UPVC double glazed window to the rear overlooking the rear garden, newly laid carpeted floor coverings, fitted wardrobe, radiator and cupboard housing the newly fitted combi boiler.



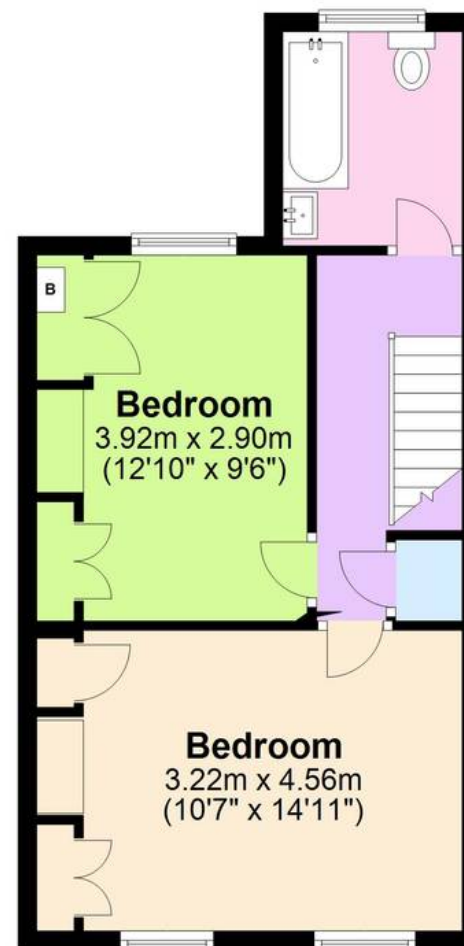
Ground Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



First Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



Total area: approx. 89.2 sq. metres (959.7 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.