



**7 Abbott Road, Folkestone**

Offers Over **£300,000**



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ESTATE AGENTS





## 7 Abbott Road

Folkestone, Folkestone

Charming 3-bed mid-terrace house in a cosy neighbourhood, fully refurbished with modern touches while retaining classic charm. Offers over £300,000, chain-free with permit parking. Energy-efficient with EPC Rating "C". Outside, enjoy new patio leading to low-maintenance garden oasis.

Council Tax band: B

Tenure: Freehold

- Offers Over £300,000
- Mid Terraced Property
- Three Bedrooms
- Fully Refurbished Throughout
- Chain Free Sale
- Permit Parking on Street
- Low Maintenance Garden
- EPC Rating "C"

### Hallway

UPVC double glazed front door, entry mat, new carpeted floor coverings, stairs to first floor landing, radiator, coving. Doors to:

### Lounge

13' 2" x 10' 10" (4.01m x 3.31m)

UPVC double glazed bay window to front with fitted vertical blinds, feature electric fireplace, carpeted floor coverings, radiator. Double doors to:

### Dining Room

12' 2" x 9' 1" (3.71m x 2.77m)

UPVC double glazed patio doors to garden, newly laid carpeted floor coverings, serving hatch to kitchen, radiator.

### Kitchen

15' 3" x 7' 10" (4.65m x 2.38m)

UPVC double glazed door to garden, UPVC double glazed window to rear and side. Kitchen comprises newly fitted kitchen, integrated fridge/freezer, cupboard housing combi boiler, gas hob and extractor, fan oven, matching wall and base units in high gloss grey, understairs storage cupboard, space for washing machine, laminate flooring, radiator, part tiled walls.

### First Floor Landing

New carpeted floor coverings, storage cupboard, loft hatch, coving. Doors to:

### Bedroom 1

14' 3" x 13' 4" (4.35m x 4.07m)

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

### Bedroom 2

12' 8" x 7' 11" (3.85m x 2.41m)

UPVC double glazed window to rear, new carpeted floor coverings, radiator.

### Bedroom 3

9' 1" x 6' 9" (2.76m x 2.05m)

UPVC double glazed window to rear, new carpeted floor coverings, radiator.

### Bathroom

Internal room, L shape bath with electric power shower over, close coupled WC, vanity hand basin with fitted wall vanity mirrored unit, laminate flooring, heated towel rail, coving, part tiled walls, extractor fan.



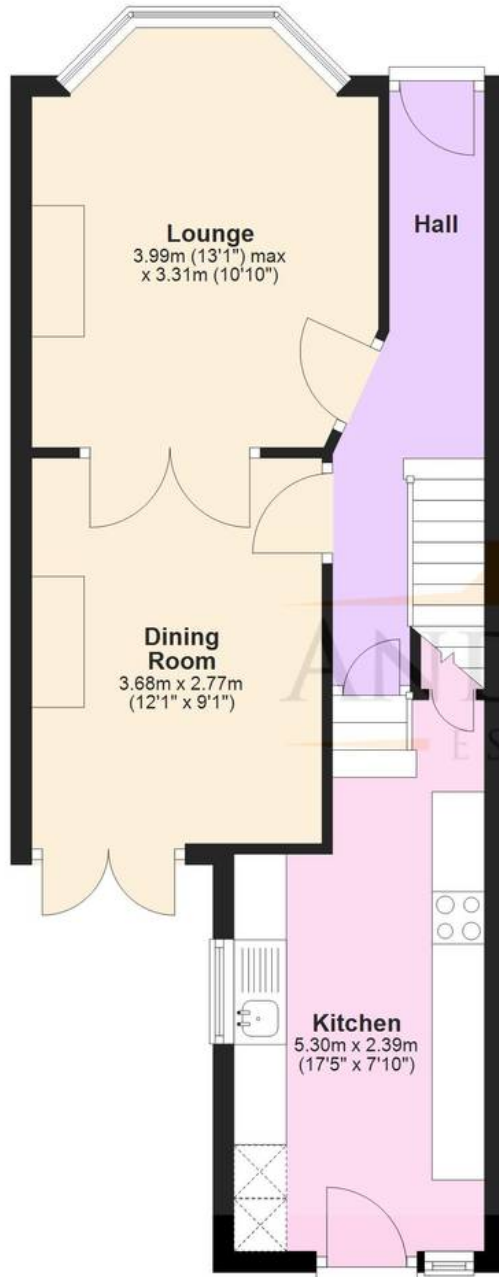






### Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



### First Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 83.9 sq. metres (903.2 sq. feet)



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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