



1 Station Road, Folkestone

Guide Price £280,000-£290,000

Skippers

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Folkestone, Folkestone

Well-presented 2-bed end terrace with modern kitchen, spacious living, downstairs WC, permit parking, and low-maintenance garden. Close to shops, schools, and transport. EPC D.

- Guide Price £280,000 - £290,000
- End Terraced Property
- Two Double Bedrooms
- Ready to Move Straight In
- Downstairs WC
- Nice Family Garden
- Close to Local Amenities
- EPC Rating "D"





Offered to the market with a guide price of £280,000 to £290,000 is this well-presented two bedroom end terraced house, ideal for first-time buyers or those seeking a comfortable home ready to move straight in. The property features two generously sized double bedrooms, a bright and spacious living area, and a modern kitchen that is both functional and stylish. There is a convenient downstairs WC, adding to the practicality of the layout. The home is neutrally decorated throughout, allowing buyers to easily add their own personal touch. Energy efficiency is rated at EPC "D". Permit parking is available for residents, and the property is conveniently situated close to local amenities, including shops, schools, and transport links, making every-day living straightforward and stress-free.

To the rear, the property boasts a delightful family garden that is perfect for relaxation or entertaining guests. Stepping out through the kitchen door, you are greeted by a well-maintained patio area with ample space for outdoor seating or a barbeque, as well as room for a garden shed (ideal for additional storage). A charming pagoda leads down to an artificial astro turf lawn, offering a low-maintenance green space for children to play or for adults to unwind. The borders of the garden are lined with well-established shrubs and decorative shingle, creating a pleasant and private outdoor environment. This thoughtfully designed garden provides a peaceful retreat while also offering practical features for family living.

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Entrance Hall

11' 7" x 5' 3" (3.53m x 1.60m)

UPVC double glazed frosted door to the front of the property. Vinyl non slip flooring. Stairs to first floor landing. Cupboard under stairs and a radiator. Openings To :-

Lounge

13' 2" x 10' 9" (4.02m x 3.28m)

Two UPVC double glazed windows to the front of the property. Lovely exposed wooden floorboards. Feature open fire and original half in front of fireplace. Really nicely decorated room with coving, picture rail and a radiator. Opening To :-

Dining Room

14' 6" x 9' 10" (4.43m x 2.99m)

UPVC double glazed window to the rear looking into the garden. Two good sized storage cupboards. Exposed wooden painted floorboards. Large radiator and a raised up island/breakfast bar separating open plan Dining/Kitchen. Open Plan To :-

Kitchen

14' 8" x 5' 10" (4.47m x 1.79m)

Matching wall and base units. Space for freestanding gas cooker. Stainless steel sink, tiled flooring, radiator, lovely feature brick wall where the cooker is. Space for low level fridge. Space for low level freezer. Space for washing machine. UPVC double glazed door out to the garden.

Wc

5' 1" x 3' 6" (1.54m x 1.06m)

UPVC double glazed frosted window to the rear. Closed couple Wc, hand basin and vinyl flooring.

First Floor Landing

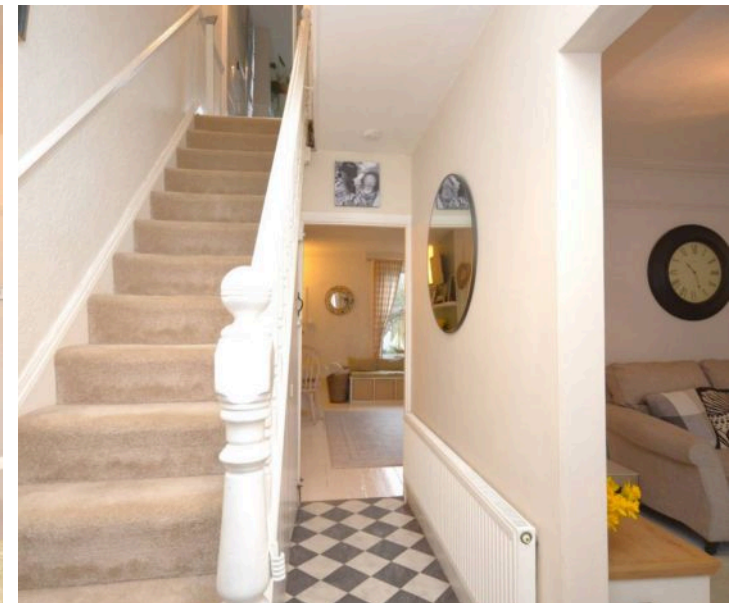
7' 0" x 2' 9" (2.13m x 0.83m)

Carpeted floor coverings and loft hatch. Doors To :-

Bedroom

13' 6" x 11' 3" (4.11m x 3.42m)

Two UPVC double glazed windows to the front of the property. Carpeted floor coverings, large storage cupboard, boarded up feature original fireplace and a radiator



REAR GARDEN

Exiting out from kitchen door leads to patio area, Space for outside shed. Pagoda leading down to artificial astro turf lawn area. Down the sides are well established shrubs and shingle.

PERMIT

1 Parking Space

Permit parking to the front of the property.

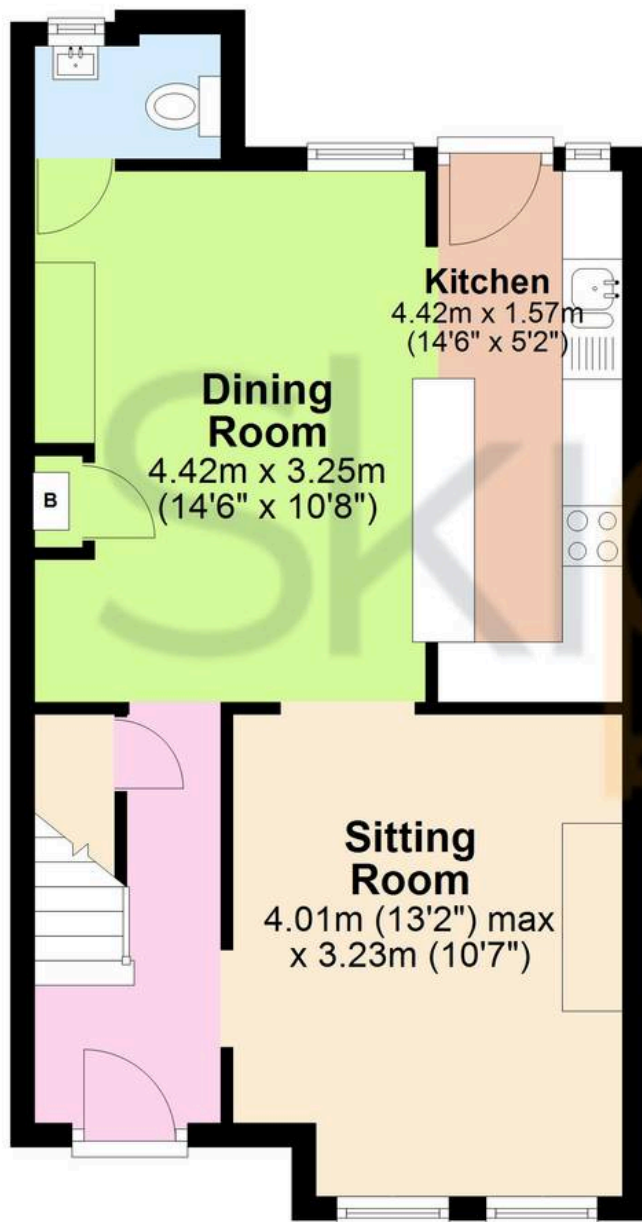






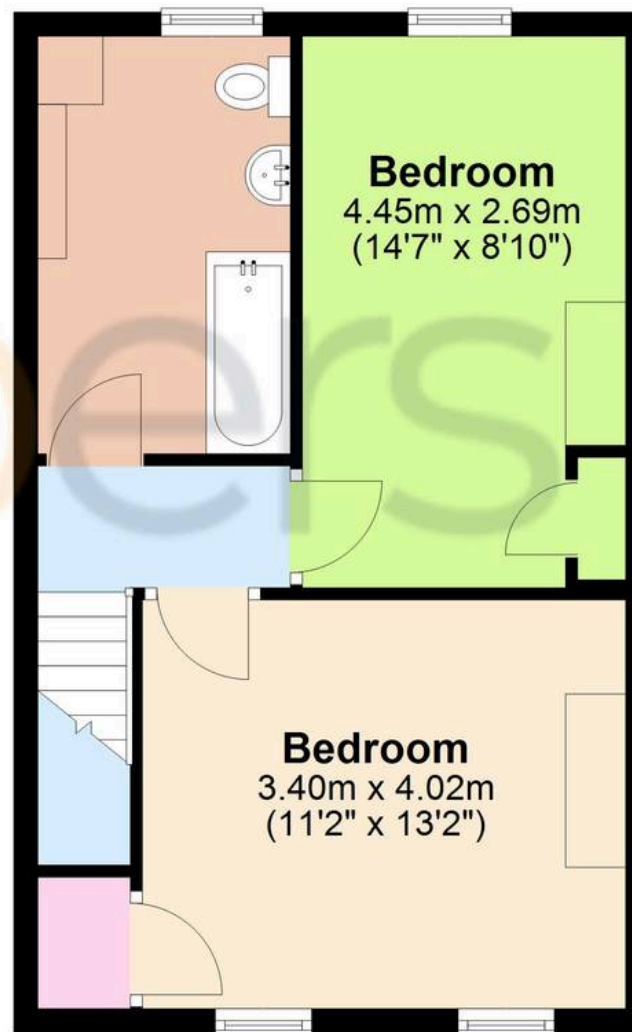
Ground Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



Total area: approx. 81.4 sq. metres (875.7 sq. feet)



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