

SOLD STC



Cherry Garden Lane , Folkestone

3 Bedrooms, 2 Bathroom, Bungalow

Asking Price Of £400,000



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3 Bedrooms, 2 Bathroom

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- Three bedrooms
- Detached
- Garage
- Large garden
- No chain

MARTIN&CO are delighted to offer this three bedroom detached bungalow. Situated in the sought after location of Cherry Garden Lane, this property requires modernisation throughout making this an ideal next home for someone looking for project. The property comprises of lounge, dining room, kitchen sun room, three bedrooms and two bathrooms. The large garage has plenty of space for a car, plus enough room for a work shop. The rear of the property is mainly laid to laid with plenty of fruit trees, and to the front is off road parking for at least two cars.

Cherry Garden Lane is close to plenty of amenities including local schooling, both primary and secondary, restaurants and leisure facilities.

All offers must be placed by Friday 13th November by 12pm and must include proof of funds

LIVING ROOM 18' 4" x 9' 10" (5.59m x 3m)

DINING ROOM 8' 4" x 10' 1" (2.54m x 3.07m)

KITCHEN 11' 8" x 8' 5" (3.56m x 2.57m)

SUN ROOM 19' 4" x 6' 11" (5.89m x 2.11m)

BEDROOM 13' 0" x 9' 10" (3.96m x 3m)

BEDROOM 11' 1" x 8' 6" (3.38m x 2.59m)

BEDROOM 8' 2" x 8' 6" (2.49m x 2.59m)

BATHROOM 6' 9" x 5' 4" (2.06m x 1.63m)

BATHROOM 2' 6" x 6' 6" (0.76m x 1.98m)

MONEY LAUNDERING REGULATIONS Intended Buyers will be asked to produce photographic ID as





well as a recent proof of address and we would ask for your cooperation in order that there will be no delay in agreeing the sale (subject to contract)

IMPORTANT NOTE TO BUYERS Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. All Measurements are Approximate. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.

Our team of highly qualified Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment,

telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18





| Energy Efficiency Rating | |
|---|-------------------------|
| | Current Potential |
| Very energy efficient - lower running costs | |
| (92-100) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 57 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| | Current Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92-100) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 58 62 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England, Scotland & Wales | EU Directive 2002/91/EC |





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

