



12 Church Road, Folkestone

Guide Price £250,000-£260,000





## 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**

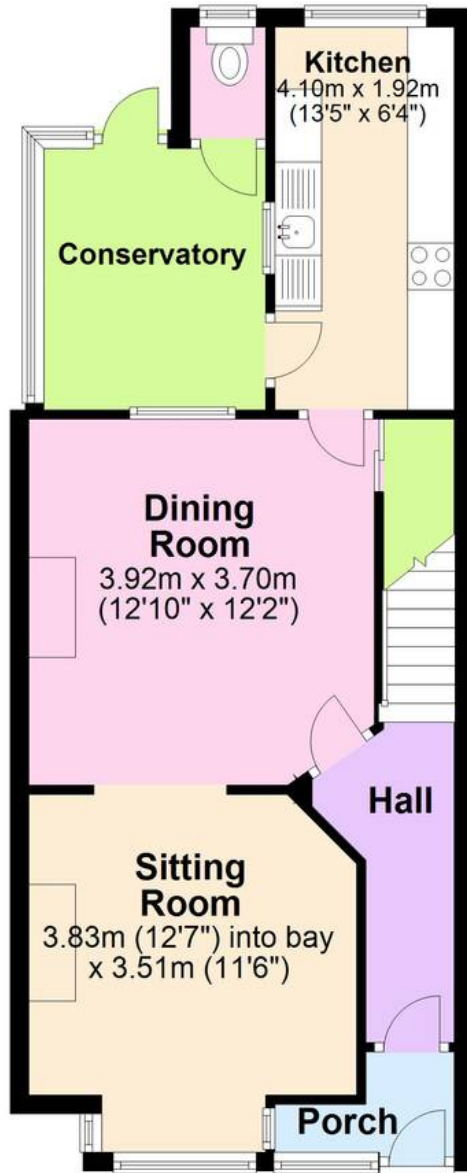
13' 2" x 8' 8" (4.01m x 2.64m)

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.