



23 Hawkins Road, Folkestone

Offers in Region of **£325,000**

23 Hawkins Road

Folkestone, Folkestone

Welcome to this charming 3-bedroom mid-terraced house in a lovely neighbourhood, priced at £325,000. This perfect family home boasts a spacious garden, ideal for those weekend BBQs and outdoor playtime. The property features three bedrooms, making it the ideal space for a growing family. Situated close to local schools and amenities, convenience is right at your doorstep.

Step outside to discover the large rear back garden, complete with a patio area perfect for summer gatherings and a generous expanse of lawn for children and pets to enjoy. Additionally, the property offers off-road parking to the front and rear, ensuring you always have a convenient spot for your vehicles. Don't miss out on this fantastic opportunity with an EPC rating of "D". This property ticks all the boxes for comfortable family living and outdoor enjoyment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: Utilities: All mains services connected

- Offer in Region of £325,000
- Mid Terraced Property
- Three Bedrooms
- Perfect Family Home
- Lovely Size Garden
- Close To Local Schools
- Local Amenities Nearby
- EPC Rating "D"



PORCH

Wooden glazed door to porch leading to front door.

ENTRANCE HALL

14' 0" x 5' 11" (4.27m x 1.80m)

Wooden glazed inside door with stairs to first floor landing, carpeted floor coverings and coving. Cupboard under stairs and a radiator with doors to :-

LOUNGE

13' 8" x 11' 7" (4.17m x 3.53m)

UPVC double glazed bay windows to the front of the property with carpeted floor coverings, coving, gas fire with back boiler. Opening to :-

DINING ROOM

11' 6" x 10' 0" (3.51m x 3.05m)

UPVC double glazed patio doors to conservatory with carpeted floor coverings, coving and a radiator.

CONSERVATORY

9' 7" x 4' 9" (2.92m x 1.45m)

UPVC double glazed door to the garden with laminate flooring and power sockets.

LANDING

Carpeted floor coverings with coving and loft hatch. Doors to :-

BEDROOM

13' 11" x 8' 1" (4.24m x 2.46m)

UPVC double glazed window to the front of the property with carpeted floor coverings, built in wardrobe and a radiator.

BEDROOM

11' 7" x 10' 0" (3.53m x 3.05m)

UPVC double glazed window to the rear of the property with carpeted floor coverings and a radiator.

BEDROOM

10' 3" x 7' 4" (3.12m x 2.24m)

UPVC double glazed window to the front of the property with carpeted floor coverings and a radiator.



BATHROOM

7' 6" x 7' 3" (2.29m x 2.21m)

UPVC frosted double glazed windows to the rear and side of the property. Bathroom comprises of a bath with shower above, hand basin, closed coupled w/c and a radiator.

Garden

Large rear back garden with patio area and a large area laid to lawn.

Off street

2 Parking Spaces

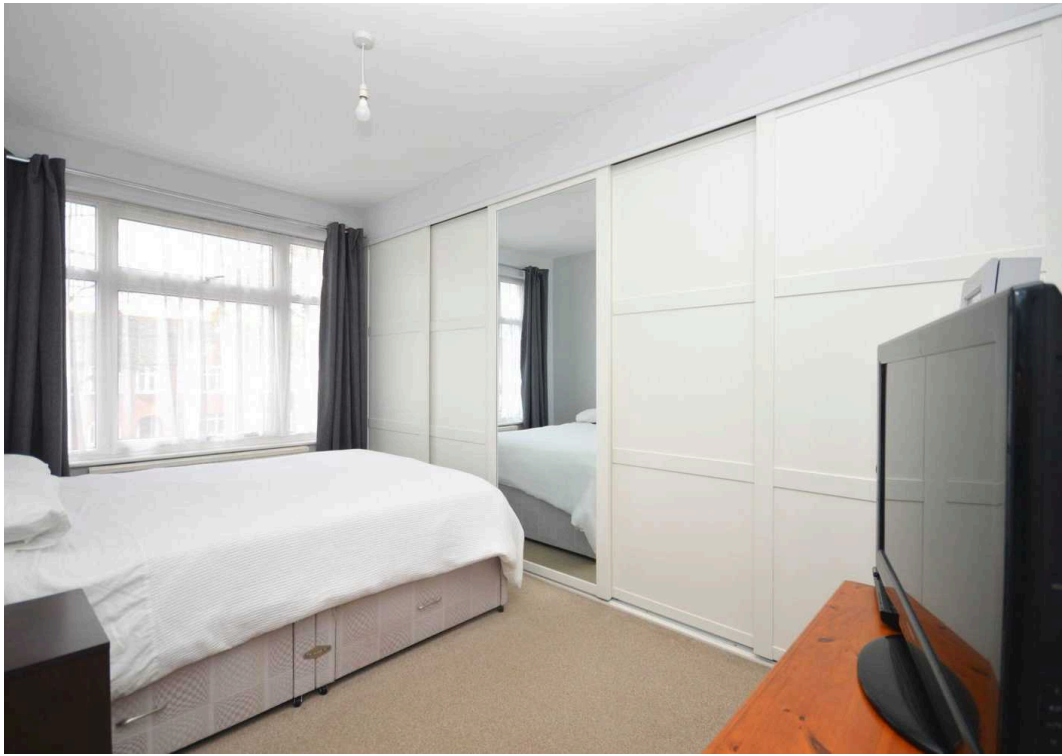
Off road parking to the front of the property and parking to the rear of the garden.

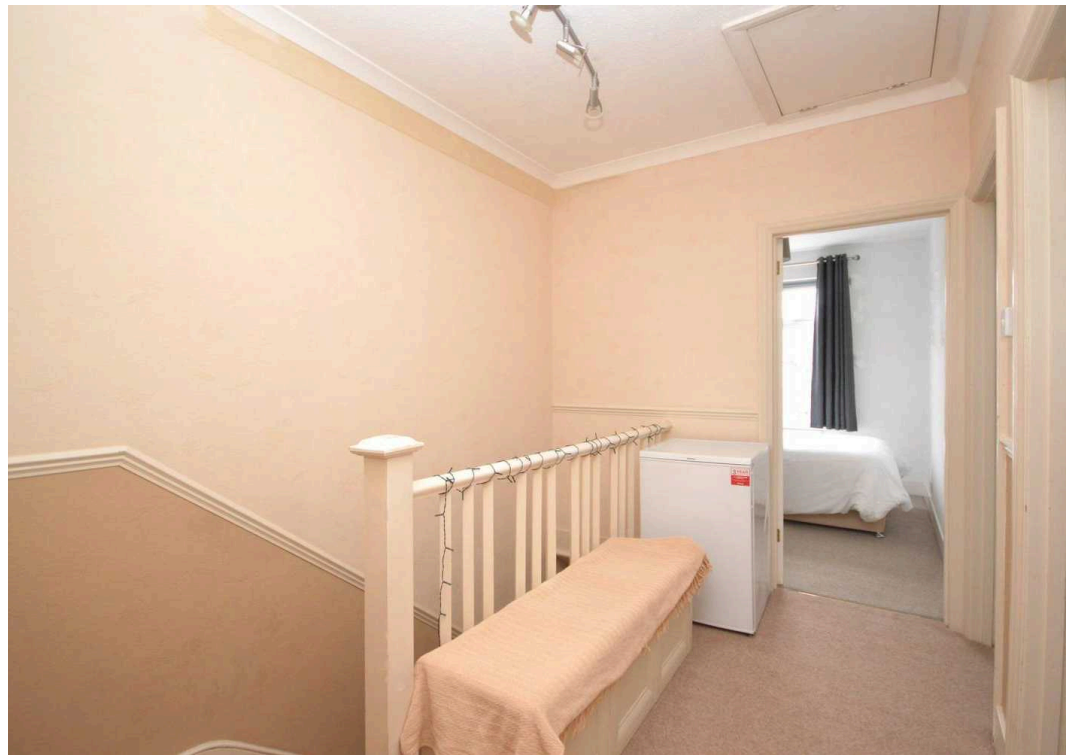
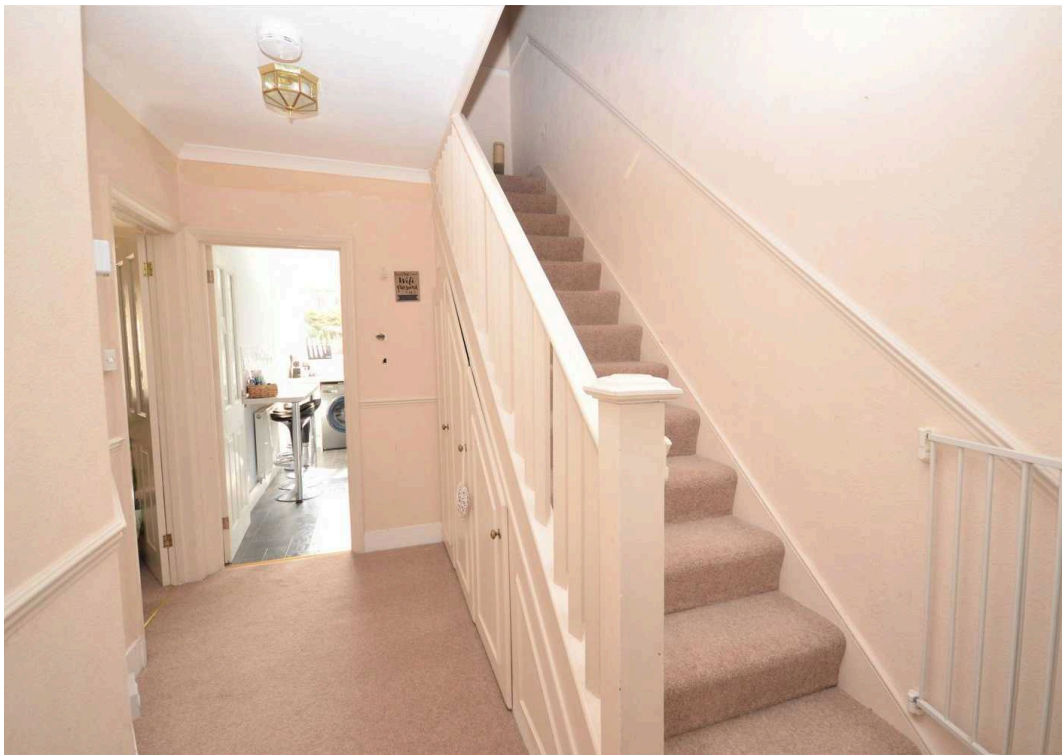
Folkestone & Hythe District Council

Long Term Flood Risk: Low Risk

Tenure: Freehold

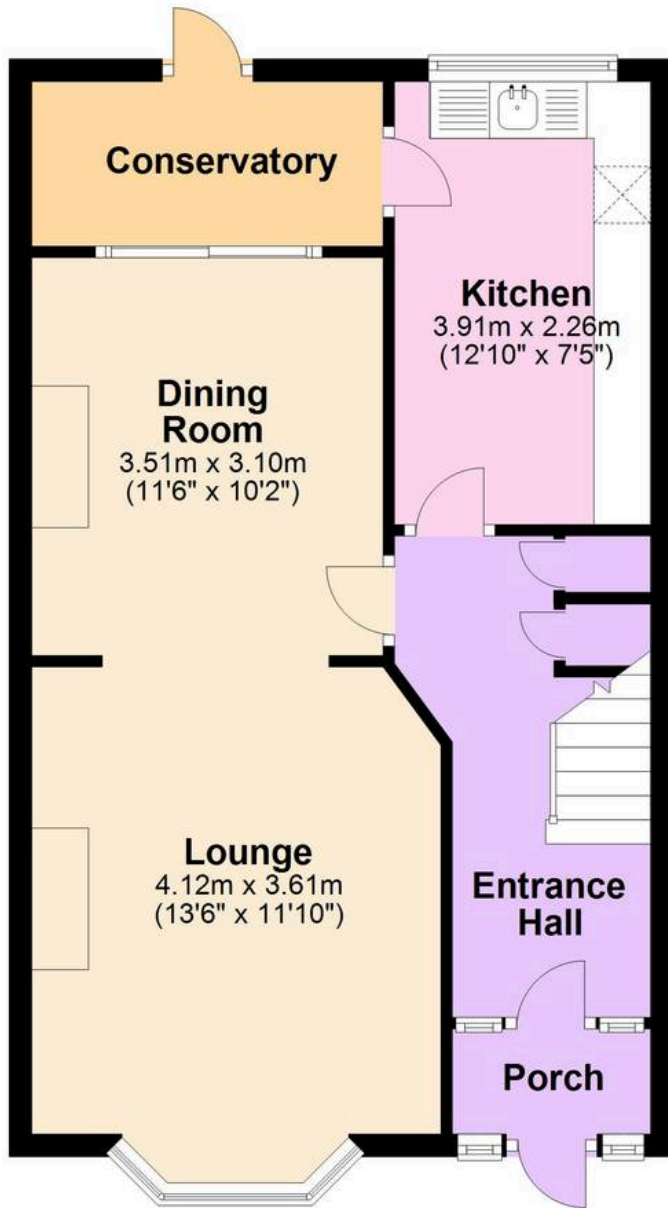






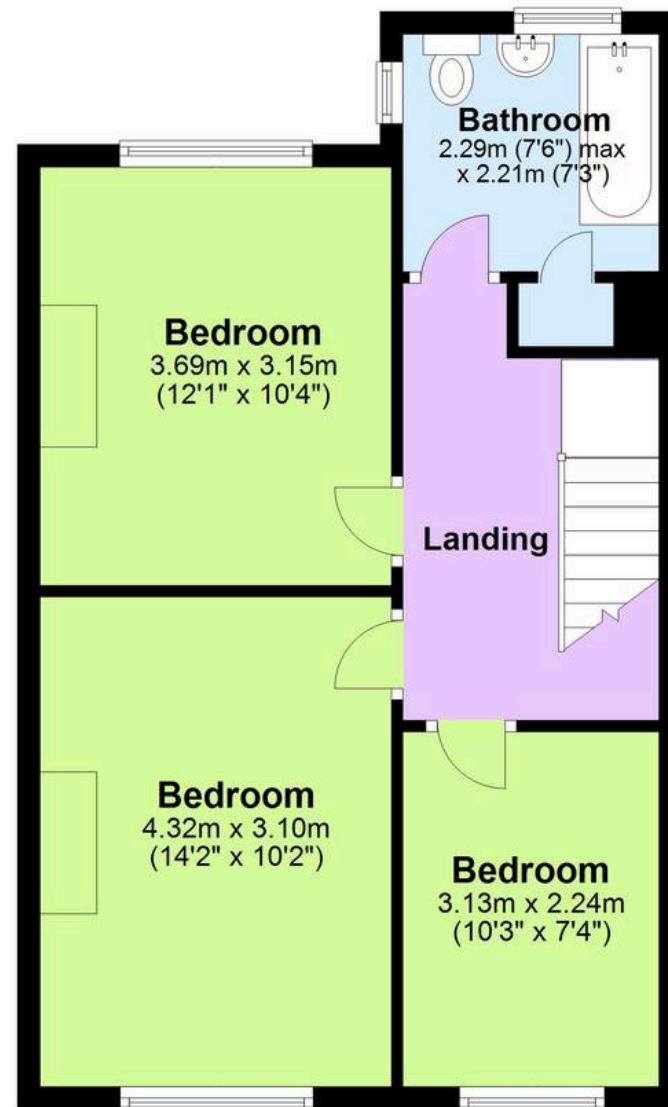
Ground Floor

Approx. 50.9 sq. metres (548.0 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

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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