



17 Pavilion Road, Folkestone

Guide Price **£230,000**

Skippers

17 Pavilion Road

Folkestone, Folkestone

Situated in a central location within easy reach of all amenities, this striking 3-bedroom mid-terraced townhouse presents a fantastic opportunity for those seeking a modern and stylish property. With a guide price of £230,000 – £240,000, this well-proportioned mid-terraced townhouse boasts a contemporary design and has been tastefully modernised throughout. The property features three generously sized bedrooms, a modern bathroom, and a convenient cloakroom, providing ample space for comfortable living. Residents will enjoy the convenience of being just a short stroll away from the train station, town centre, and the seafront in Folkestone, making this property ideal for those seeking a vibrant yet practical lifestyle. With an EPC rating of "C", this property promises energy efficiency and comfort for its future occupants.

Outside, the property offers a charming rear courtyard garden featuring a mix of hard standing patio and a low maintenance area adorned with slate shingle, providing a stylish and practical outdoor space that requires minimal upkeep. The courtyard garden is ideal for those who appreciate spending time outdoors without the hassle of extensive maintenance. For parking convenience, on-street permit parking is available to residents, ensuring easy access for vehicles. Whether relaxing in the garden or exploring the nearby amenities, residents of this property will benefit from a perfect blend of modern living and convenience. Don't miss the opportunity to make this beautifully modernised property with a low maintenance outdoor space your new home!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Guide Price £230,000 – £240,000



Entrance Hall

12' 0" x 13' 4" (3.67m x 4.07m)

T-Shape entrance hall with UPVC double glazed bay window to the front with area that can be used as an office or gym area as currently set up, stairs to first floor landing and stairs down to the living area, carpeted floor coverings, two radiators and Doors To :-

Bedroom

10' 10" x 9' 6" (3.31m x 2.89m)

UPVC double glazed window to the rear, carpeted floor coverings, built in large wardrobe and a radiator.

Bathroom

5' 3" x 6' 9" (1.60m x 2.06m)

Internal room with L-shaped bath with mixer taps to a shower over bath, vanity unit sink with underneath storage, closed couple WC, tiled flooring, part tiled walls, heated towel rail and a extractor fan.

Lounge (Lower Ground Floor)

13' 2" x 11' 11" (4.02m x 3.62m)

UPVC double glazed bay window to the front, laminate wood flooring, storage area understairs and a radiator. Open Plan To :-

Kitchen / Breakfast Room (Lower Ground Floor)

9' 11" x 11' 2" (3.02m x 3.40m)

Kitchen breakfast room has a UPVC double glazed door out to rear garden with UPVC double glazed window also facing out garden, matching wall and base units in high gloss grey, fan oven and electric hob including extractor fan, stainless steel sink, wall mounted combi boiler, integrated washing machine and integrated fridge freezer, matching laminate high gloss flooring, radiator, part tiled walls and a black splash back.

First Floor Landing

5' 1" x 6' 2" (1.55m x 1.88m)

Carpeted floor coverings with Doors To :-

Bedroom

12' 2" x 8' 0" (3.70m x 2.44m)

UPVC double glazed window to the front, carpeted floor coverings, radiator and a loft hatch.

Bedroom

11' 0" x 9' 7" (3.35m x 2.92m)

UPVC double glazed window to the rear. carpeted floor



Bedroom

12' 2" x 8' 0" (3.70m x 2.44m)

UPVC double glazed window to the front, carpeted floor coverings, radiator and a loft hatch.

Bedroom

11' 0" x 9' 7" (3.35m x 2.92m)

UPVC double glazed window to the rear, carpeted floor coverings and a radiator.

First Floor WC

5' 8" x 2' 10" (1.72m x 0.87m)

Internal room with closed couple WC, vanity hand basin with storage underneath, part tiled walls, tiled floor, heated towel rail and a extractor fan.

Rear Garden

Rear courtyard garden with area hard standing and a low maintenance area with slate shingle.

Permit

1 Parking Space

On street permit parking.

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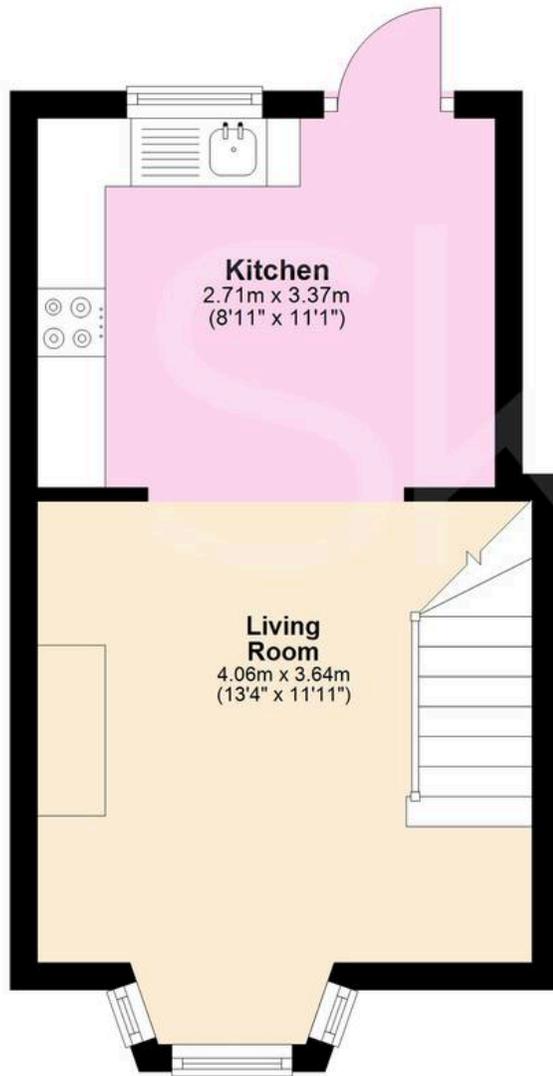






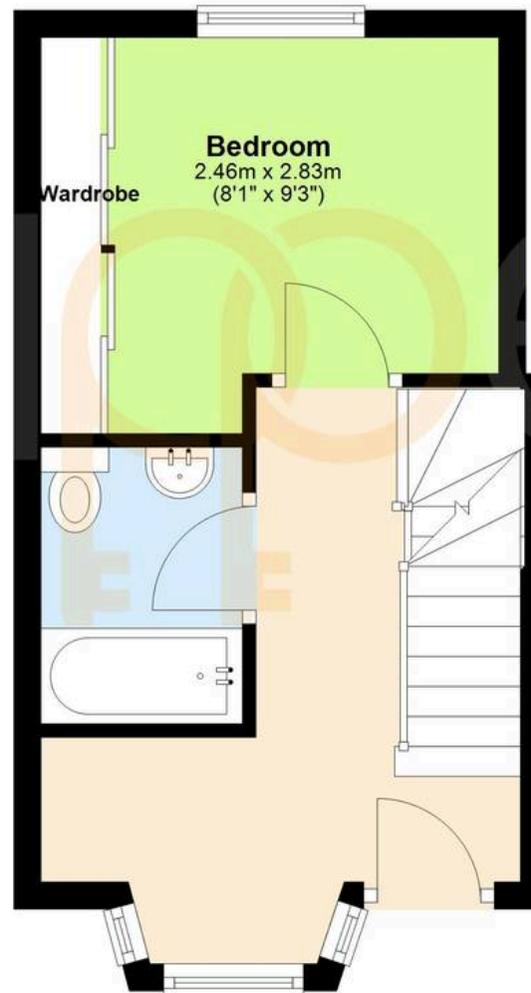
Lower Ground Floor

Approx. 22.6 sq. metres (243.0 sq. feet)



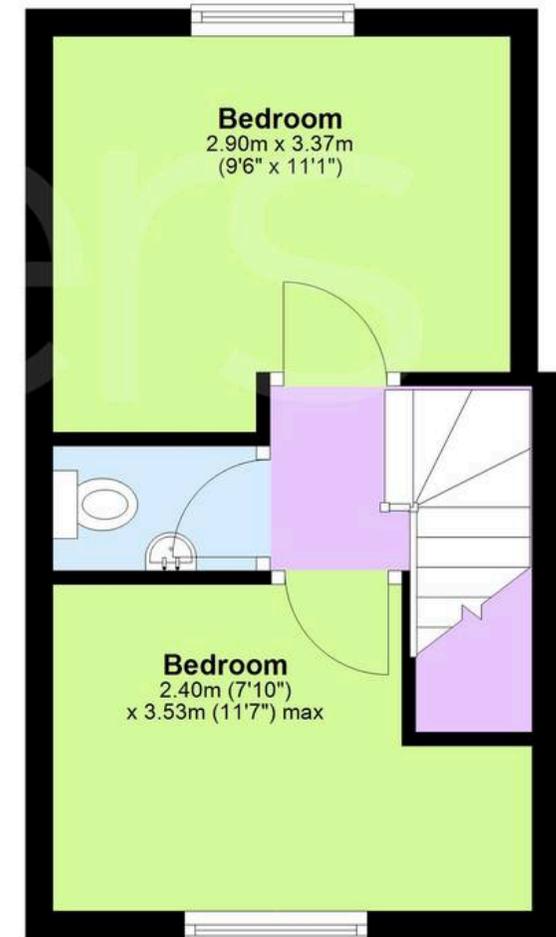
Ground Floor

Approx. 22.3 sq. metres (240.1 sq. feet)



Second Floor

Approx. 22.4 sq. metres (241.2 sq. feet)



Total area: approx. 67.3 sq. metres (724.4 sq. feet)



Skippers Estate Agents Cheriton/Folkestone

30 High Street, Cheriton - CT19 4ET

01303 279955

cheriton@skippers-ea.co.uk

skippers-ea.co.uk

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