



8 Moggridge Close, Folkestone

Guide Price £330,000

Skippers

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Folkestone, Folkestone

This delightful 3-bed semi-detached house in a sought-after area offers comfort and style. Guide price £330K-£350K, end-terraced layout, NHBC warranty, "B" EPC rating, garden with side access, 2 parking bays, outdoor entertaining space with patio, shed, and lawn.

- Guide Price £330,000 - £350,000
- End Terraced Property
- Three Bedrooms
- NHBC Warranty Remaining
- Side Rear Access to Garden
- Bathroom & En-Suite
- Two Parking Bays
- Epc Rating "B"





Nestled in a sought-after residential area, this delightful 3-bedroom semi-detached house offers a perfect blend of comfort and style. The property features an appealing guide price of £330,000 to £350,000, catering to a variety of discerning buyers. Boasting the convenience of an end-terraced layout, the interior encompasses three generously proportioned bedrooms, a modern bathroom, and an en-suite ensuring privacy and luxury. The presence of an NHBC warranty conveys peace of mind to prospective homeowners, while the Energy Performance Certificate rating of "B" highlights the property's efficiency credentials. Great for entertaining and relaxation alike, the inviting living spaces are complemented by the fact you have side access to a garden, enhancing the property's appeal further knowing you don't need to walk through the house when sorting the garden. Completing the picture are two allocated parking bays, ensuring convenience for residents and visitors alike.

Outside, a well-presented exterior beckons, with a patio area seamlessly extending from the kitchen/diner, leading to a charming pathway that leads down to a smaller patio in front of the shed. Nice size area laid to lawn, offering a serene spot for outdoor entertaining and al fresco dining. Additional access is granted through a side gate, facilitating ease of entry and exit. For those with vehicles, the property provides off-road parking with two allocated spaces conveniently situated directly in front of the house.

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ENTRANCE HALL

5' 2" x 6' 7" (1.57m x 2.01m)

Composite frosted glazed front door with LVT flooring in the hallway. Storage cupboard, radiator and stairs to first floor landing. Door To :-

LOUNGE

14' 0" x 12' 2" (4.27m x 3.70m)

UPVC double glazed large window to the front of the property. LVT flooring and a radiator. Door To :-

KITCHEN/DINER

15' 6" x 9' 7" (4.72m x 2.93m)

UPVC double glazed patio doors out to the garden with a separate UPVC double glazed window overlooking the garden. Continuation of LVT flooring running through. Upgraded kitchen comprising of all integrated AEG appliances including fan oven with grill above, hob, fridge freezer, washer/dryer and a slimline dishwasher. Kitchen has stainless steel sink, four burner gas hob, extractor fan, radiator and cupboard housing the combi boiler. Space for dining table and chairs.

DOWNSTAIRS WC

6' 5" x 3' 5" (1.96m x 1.04m)

Internal room with a closed couple WC, pedestal hand basin, radiator, vinyl flooring and extractor fan.

FIRST FLOOR LANDING

9' 7" x 5' 0" (2.93m x 1.53m)

Carpeted floor coverings and a loft hatch. Doors To :-

BEDROOM

11' 1" x 12' 1" (3.37m x 3.68m)

UPVC double glazed window to the front of the property. LVT flooring, radiator and space for a large freestanding wardrobe or built in wardrobes.

EN-SUITE

5' 8" x 5' 9" (1.72m x 1.76m)

UPVC double glazed frosted window to the front of the property. walk-in shower, closed couple WC, hand basin, vinyl non slip flooring, heated towel rail, part tiled walls and extractor fan.



REAR GARDEN

Patio area as you exit out from the kitchen with a pathway leading down to another small patio area in front of the shed. Area laid to lawn. Side access down the side of the property accessible by gate.

ALLOCATED PARKING

2 Parking Spaces

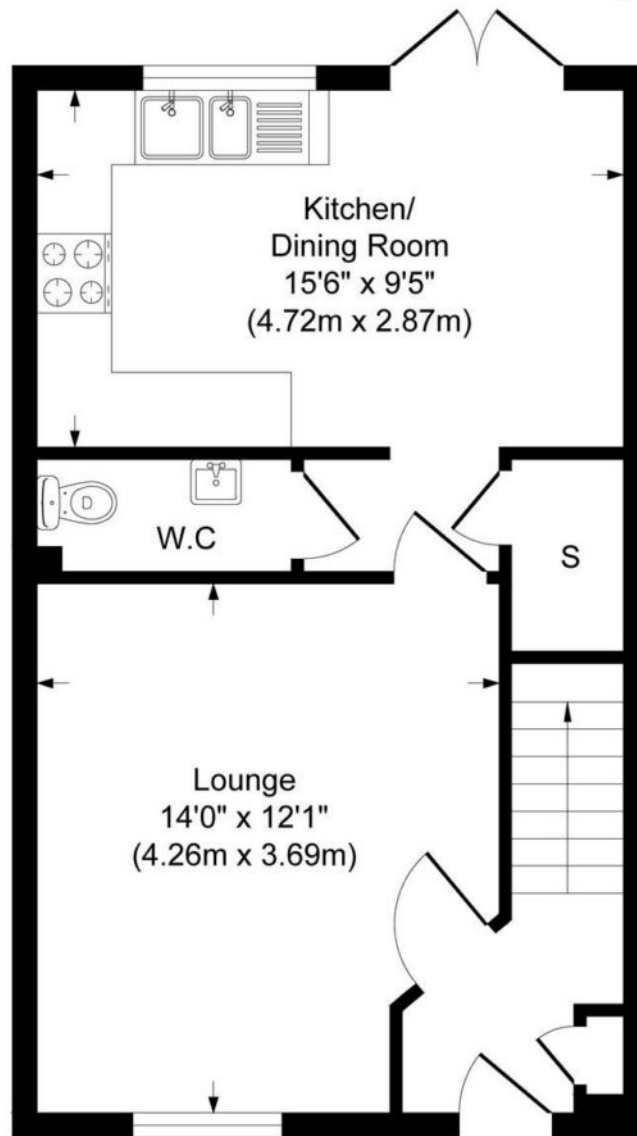
Off road parking for two allocated parking spaces directly to the front of the property.



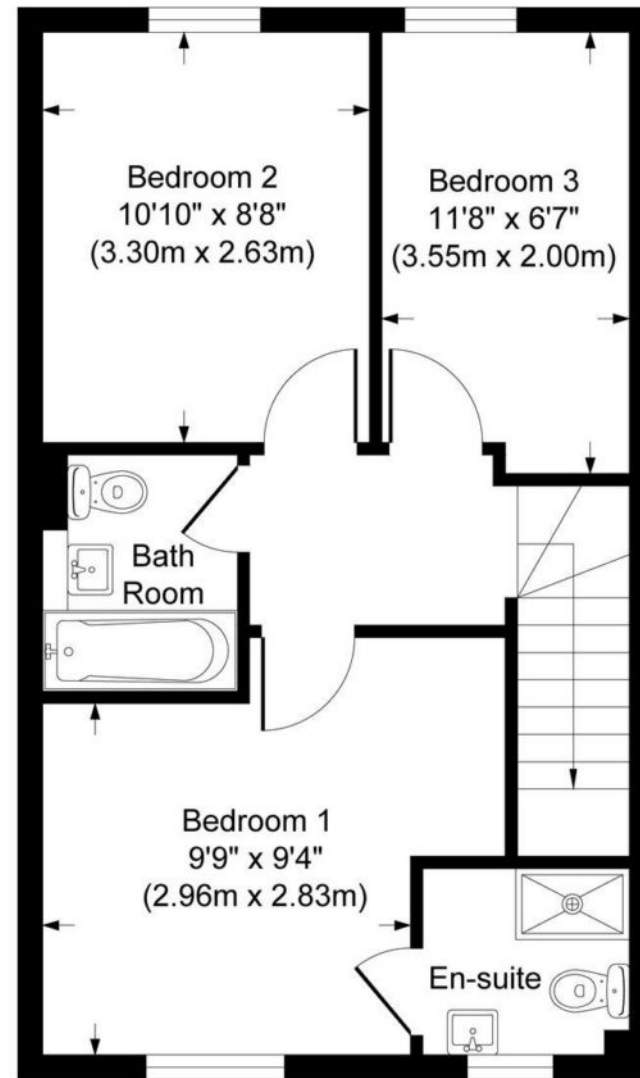




**Approximate Gross Internal Area
840 sq ft - 78 sq m**



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



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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