



**83 Cromwell Park Place, Folkestone**

Offers in Region of **£190,000**

**Skippers**



# 83 Cromwell Park Place

Folkestone, Folkestone

Charming back-to-back terraced house in peaceful area, perfect for first-time buyers or downsizers. Open-plan layout, parking space, and warranty on new boiler. Offers in Region of £190,000.

- OFFERS IN REGION OF £190,000
- TERRACED HOUSE
- ONE BEDROOM
- BACK TO BACK PROPERTY
- OPEN PLAN LAYOUT
- NEW BOILER FITTED APRIL 2022 WITH 10 YEAR WARRANTY
- LOVELY, QUIET RESIDENTIAL LOCATION
- EPC RATING "C"







This charming back-to-back terraced house is a hidden gem, tucked away in a peaceful residential area. With one bedroom and a cosy open-plan layout, it's an ideal choice for a first-time buyer or someone looking to downsize. The friendly community and the convenience of nearby amenities make it even more appealing. Plus, it comes with its own allocated parking space—so you'll never need to worry about finding a spot on busy days.

Step inside and you'll instantly feel at home. The bright and airy open-plan living area provides a comfortable space to relax or entertain. Upstairs, you'll find a well-proportioned bedroom and a modern bathroom. A new combi boiler was installed in April 2022 and includes a 10-year warranty for added peace of mind.

Outside, the property offers an interesting layout. As a back-to-back home, the main garden area is located at the front of the house. There is also a separate private garden space that belongs exclusively to this property, giving you plenty of room to enjoy the outdoors. The allocated parking space is conveniently positioned at the end of the terrace row.

With offers in the region of £190,000, this property represents excellent value for money in a desirable location. Don't miss your chance to make it your own!

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### **PORCH AREA**

Outside porch area and storage cupboard.

### **LOUNGE/DINING AREA**

11' 6" x 12' 4" (3.51m x 3.75m)

UPVC double glazed window to the front of the property with fitted venetian slatted blinds, solid wooden glazed front door, carpeted floor coverings, coving and radiator. Stairs to first floor landing. Open plan to:-

### **KITCHEN AREA**

12' 3" x 7' 6" (3.73m x 2.28m)

UPVC double glazed window to the front of the property with fitted venetian slatted blinds. Kitchen comprises of matching wall and base units, free standing gas cooker, free standing fridge freezer, space for washing machine and tumble dryer or washing machine. There is also a Stainless steel sink, breakfast bar area, coving and vinyl flooring. Large pantry cupboard under the stairs and separate smaller storage.

### **FIRST FLOOR LANDING**

6' 7" x 6' 5" (2.00m x 1.96m)

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

### **BEDROOM**

12' 7" x 12' 0" (3.83m x 3.65m)

UPVC double glazed window to the front of the property with fitted venetian slatted blind, carpeted floor coverings, radiator, coving and large storage cupboard housing a new combi boiler (fitted April 2022 with 10 year warranty).

### **BATHROOM**

6' 6" x 5' 9" (1.99m x 1.75m)

UPVC double glazed frosted window to the front of the property. Bathroom comprises of a bath with mixer taps shower attachment, hand basin with vanity unit underneath, close coupled w/c, radiator, vinyl flooring and coving.





### **FRONT GARDEN**

As this property is a back-to-back property, the garden area is to the front as you first enter the property. There is also a separate garden area in front of this which is owned by this property.

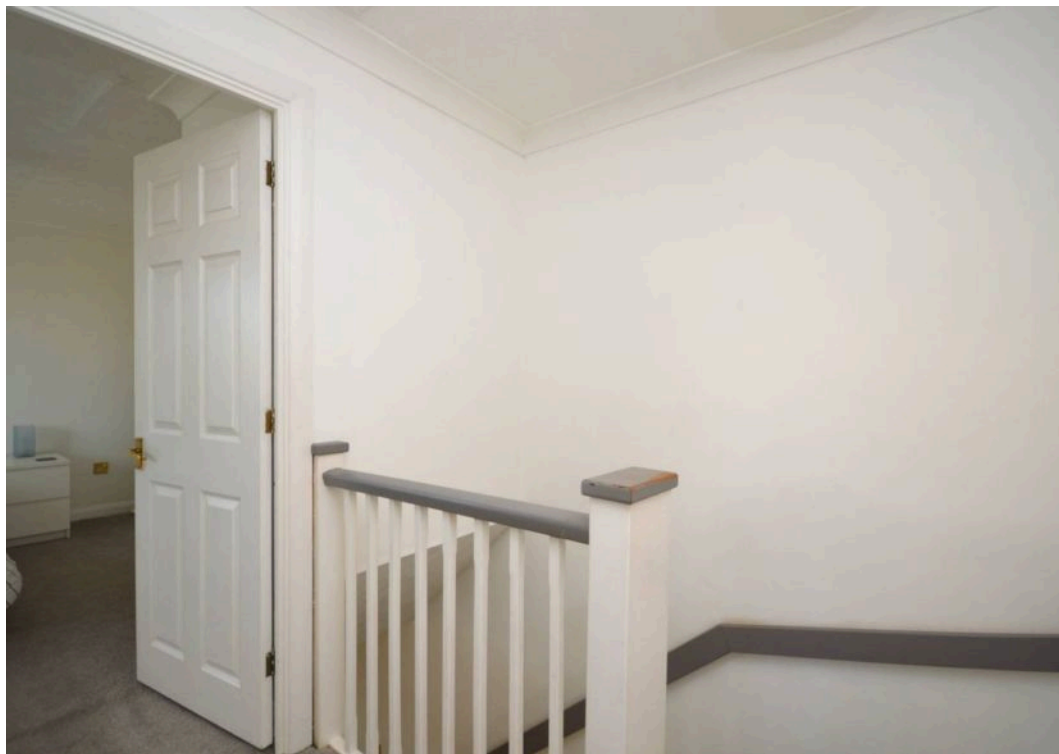
### **ALLOCATED PARKING**

1 Parking Space

Designated parking space located at the end of the row of terraces.







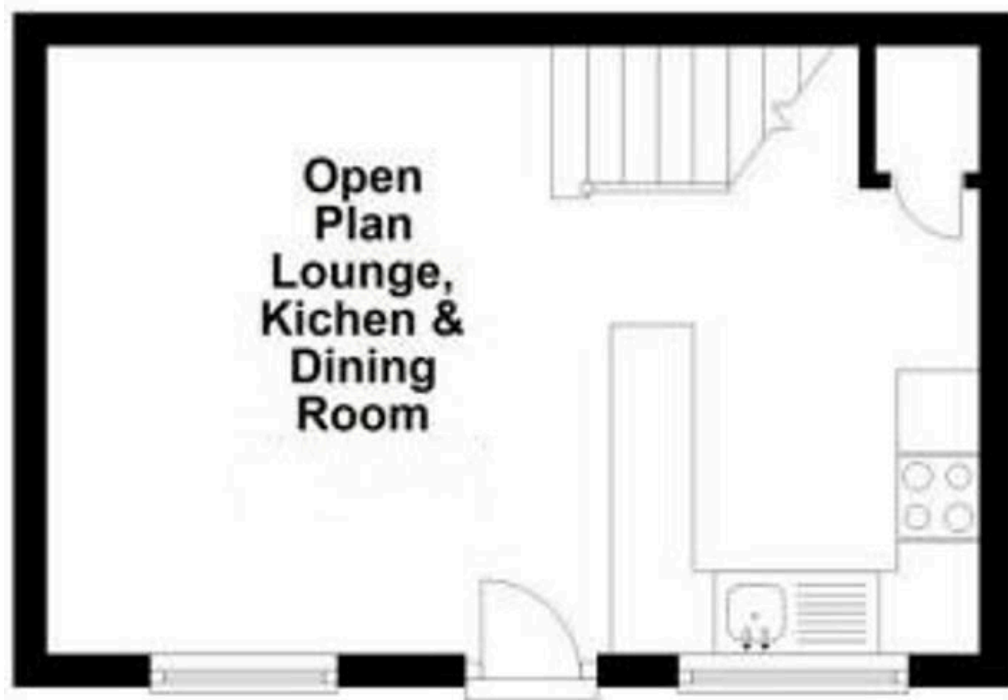






## Ground Floor

Approx. 20.9 sq. metres (224.8 sq. feet)



## First Floor

Approx. 20.9 sq. metres (225.4 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.





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