



**Flat 2, 37 Limes Road, Folkestone**

Guide Price **£190,000**

**Skippers**

## Flat 2

37 Limes Road, Folkestone

Well-presented 2-bedroom CHAIN FREE maisonette near Folkestone West Station. Private front door, garden with patio, shed, side access. Permit parking. Ideal for first-time buyers or investors.

- Guide Price £190,000 - £200,000
- Maisonette
- Own Front Door
- One Bedroom With Attic Room
- Own Garden
- Chain Free
- Permit Parking Area
- Very Short Walk to Folkestone West Station (HS1 Links to London)





Chain Free Purchase - Guide Price £190,000 - £200,000. This well-presented maisonette offers a fantastic opportunity for first-time buyers or investors seeking a convenient location near Folkestone West Station (with HS1 links to London). The property benefits from its own private front door, ensuring a sense of independence and privacy. Inside, you will find a bright and spacious two-bedroom layout, with one main bedroom and one attic room ideal for a home office or occasional guest room. The living area is well-proportioned, with neutral décor throughout, and the kitchen is fitted with wall and base units. Permit parking is available in the area, adding to the convenience for residents.

To the rear, the property boasts its own private garden, designed for low maintenance and relaxation. There is a patio seating area, perfect for outdoor dining or entertaining, with a pathway leading down to an outside shed for storage. At the end of the garden, well-tended flower beds add a touch of colour and charm. Side access allows for easy movement between the front and rear of the property, making this home both practical and inviting. This maisonette combines comfort, outdoor space, and an excellent location, all within a short stroll of local transport links.

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### Upper Floor Landing

6' 6" x 4' 11" (1.99m x 1.49m)

Carpeted floor coverings with stairs leading up to top floor.

Under stairs storage. Doors To :-

### Bedroom

10' 2" x 11' 7" (3.10m x 3.52m)

Two UPVC double glazed windows overlooking garden to the rear. Carpeted floor coverings, radiator and built in storage.

### Bathroom

7' 3" x 4' 11" (2.20m x 1.49m)

UPVC double glazed frosted window to the rear. Bath with thermostatic shower over bath, closed couple WC, vanity hand basin unit, non slip flooring, heated towel rail and splashback panel boarding around bath area.

### Attic Room

9' 11" x 7' 3" (3.01m x 2.21m)

UPVC double glazed window to the rear. Restricted head height in room, carpeted floor coverings and built in storage.

### Private Entrance

This property has its own entrance and side access to the private garden.

### Lounge

14' 5" x 8' 4" (4.40m x 2.54m)

Dual aspect room with UPVC double glazed door to front lounge area. UPVC double glazed door to private garden. Laminate wood flooring with stairs to first floor landing and a radiator. Opening Through To :-

### Kitchen

10' 1" x 8' 4" (3.08m x 2.55m)

UPVC double glazed window overlooking the rear garden. Matching wall and base units with large range style cooker. Space for freestanding fridge freezer and space for a freestanding washing machine. Stainless steel sink, cupboard housing combi boiler, tiled floors, radiator and Storage area underneath stairs.



## REAR GARDEN

Lovely rear garden, low maintenance with flower beds at the end. Patio seating area with path leading down to outside shed. Side access to the front of the property.

## PERMIT

1 Parking Space

Permit parking area payable via local council.

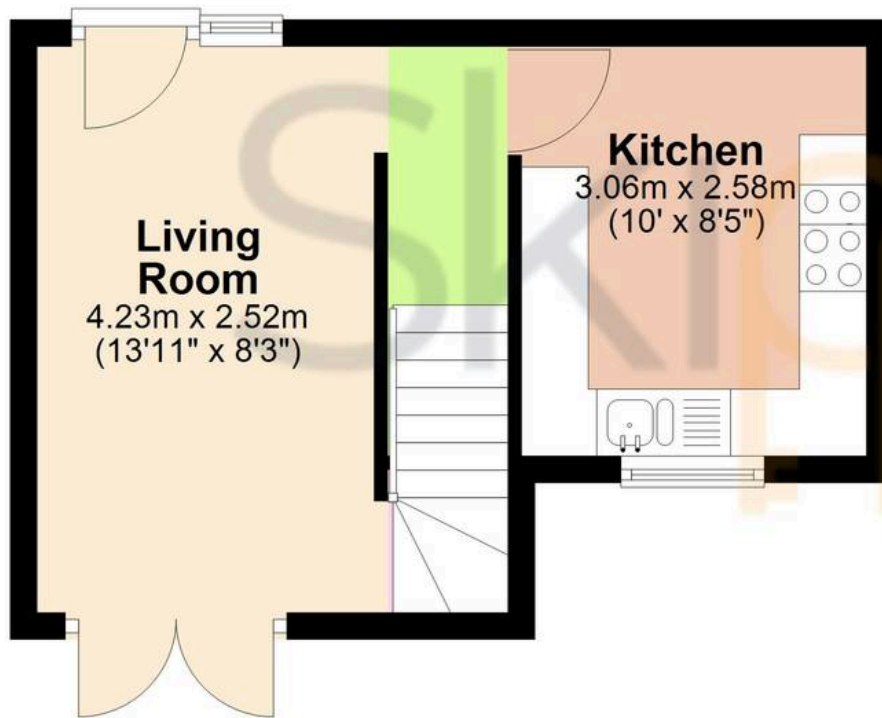






## Ground Floor

Approx. 23.1 sq. metres (248.5 sq. feet)



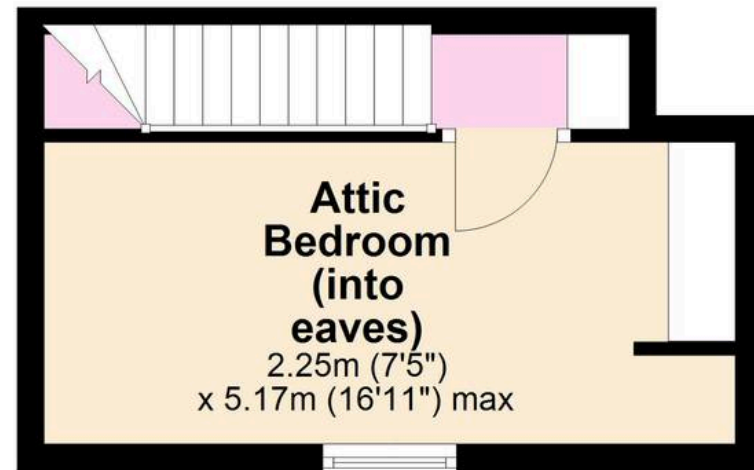
## First Floor

Approx. 17.2 sq. metres (185.6 sq. feet)



## Second Floor

Approx. 15.2 sq. metres (163.3 sq. feet)



Total area: approx. 55.5 sq. metres (597.3 sq. feet)



## Skippers Estate Agents Cheriton/Folkestone

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