



11 St. Georges Road, Folkestone

Offers in Region of **£275,000**

Skippers

11 St. Georges Road

Folkestone, Folkestone

Chain free three bedroom mid-terrace needing full refurbishment. Spacious layout, large rear garden, garage, loft with conversion potential (STPP). Ideal investment or project.

- Offers in Region of £275,000
- Mid Terraced Property
- Three Bedrooms
- In Need of Full Refurbishment
- Lovely Size Garden
- Garage to Rear of Garden
- Chain Free Sale
- Potential Loft Conversion





Offered to the market chain free, this three bedroom mid-terraced house presents an excellent opportunity for buyers seeking a property with potential. In need of full refurbishment throughout, the home offers a flexible layout with scope to modernise and personalise to your taste. The ground floor comprises a spacious lounge, a separate dining area, and a kitchen with direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. With the added benefit of a sizeable loft, there is potential for conversion (subject to the relevant planning permissions), making this an ideal project for those looking to add value. The property is offered at an attractive price point and represents a fantastic investment opportunity.

The outside space is a real highlight, featuring a generous rear garden with a mix of patio and lawn areas. Upon exiting the kitchen, you step onto a patio area then a pathway leads down the side of the garden past well-established beds to a practical shed and a garage located at the rear, which is accessible from a rear road. On-street parking is available on a first come, first served basis, and the garden offers plenty of space for families or keen gardeners to enjoy.

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External Front Porch

3' 0" x 3' 1" (0.92m x 0.93m)

Wooden frosted glazed door to front porch. Solid wooden glazed frosted door to entrance hall.

Entrance Hall

19' 4" x 5' 9" (5.90m x 1.76m)

Stairs to first floor landing. Lino flooring, original coving and decorative arch feature. Doors To :-

Lounge

15' 7" x 12' 8" (4.76m x 3.87m)

UPVC double glazed bay window to the front of the property. Original coving, picture rail, carpeted floor coverings and electric fire.

Dining Room

9' 11" x 12' 0" (3.02m x 3.65m)

UPVC double glazed window looking out to the garden. Original coving, feature fireplace with electric fire currently stood in front. Built in storage unit and carpeted floor coverings.

Kitchen

16' 10" x 8' 4" (5.12m x 2.55m)

UPVC double glazed windows to rear and side. UPVC double glazed frosted door leading out to garden. Mix of wall and base units, space for freestanding electric cooker. Stainless steel sink. Floor tiles, large pantry cupboard and a freestanding Log burner.

First Floor Landing

15' 7" x 5' 5" (4.76m x 1.65m)

Split level landing. First level for bathroom upper level for bedrooms. Loft hatch and landing storage. Doors To :-

Bedroom

15' 4" x 10' 6" (4.68m x 3.20m)

Double glazed bay windows to the front of the property. Vinyl Flooring and picture rail.



Bedroom

11' 11" x 10' 6" (3.64m x 3.20m)

UPVC double glazed window to the rear of the property overlooking the garden. Vinyl flooring, picture rail and a feature fireplace.

Bedroom

9' 5" x 5' 5" (2.87m x 1.66m)

UPVC double glazed window to the front of the property. Carpeted floor coverings.

Bathroom

13' 9" x 8' 5" (4.18m x 2.57m)

UPVC double glazed frosted window to the rear of the property. Bath, hand basin, vinyl flooring, storage cupboard housing immersion tank. Rear loft hatch.

Wc

5' 7" x 2' 7" (1.69m x 0.78m)

High level flush system Wc, UPVC double glazed frosted window to the side and vinyl flooring.

Rear Garden

Patio area upon exiting from the kitchen. Path leading down to side of the garden to a shed and rear garage. Large area laid to lawn leading down the garden. Well established beds to one side of the garden.

ON STREET

1 Parking Space

On street parking on a first come first served basis.

GARAGE

Single Garage

Garage to rear end of the garden accessible from rear road.

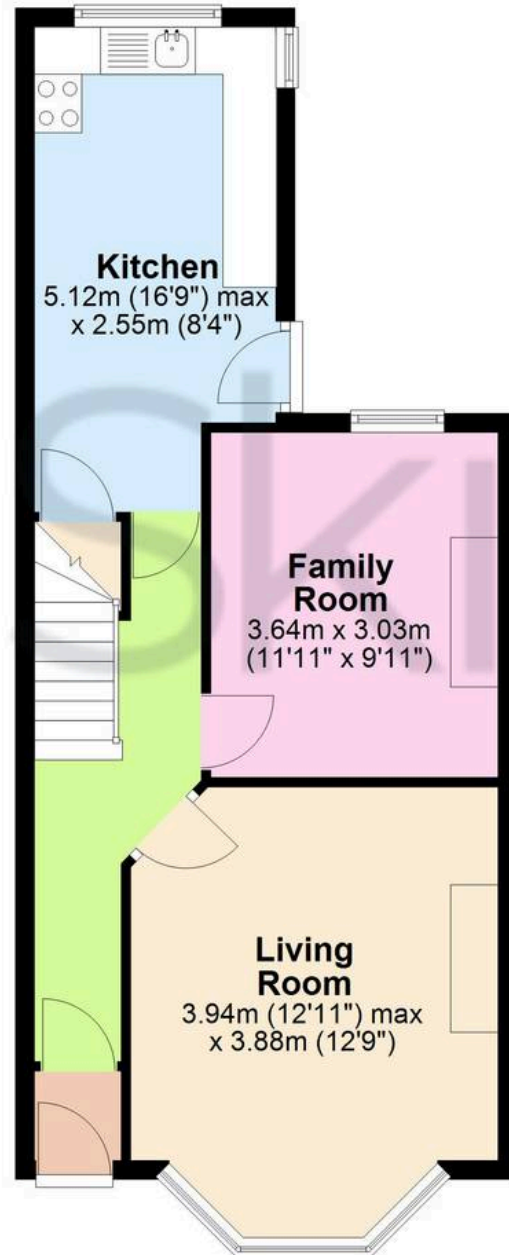






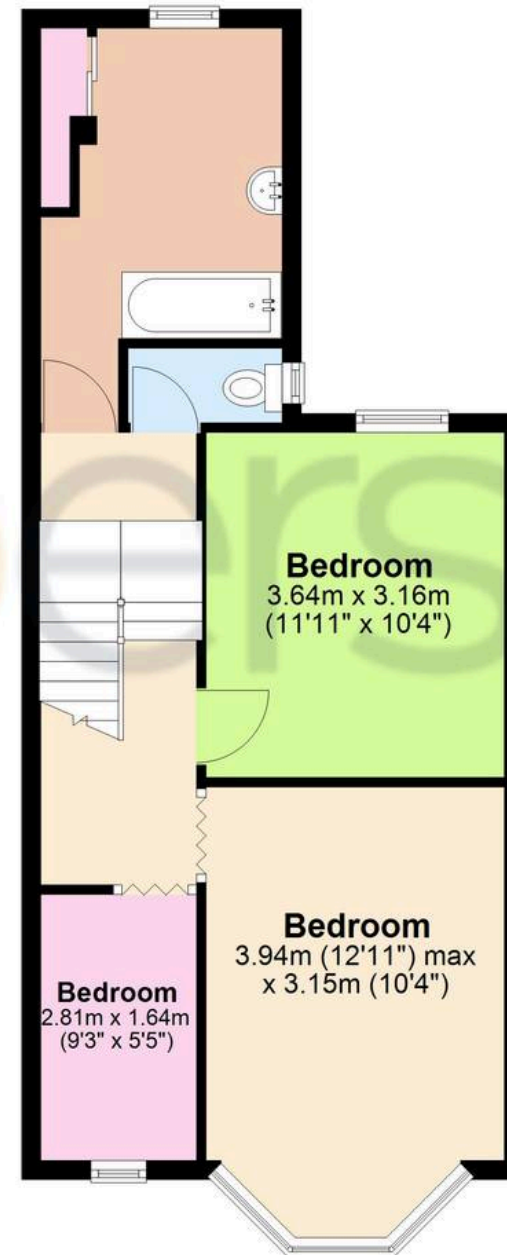
Ground Floor

Approx. 49.0 sq. metres (527.2 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



Total area: approx. 97.8 sq. metres (1052.8 sq. feet)



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