



30 Pine Way, Folkestone

Offers in Region of £270,000

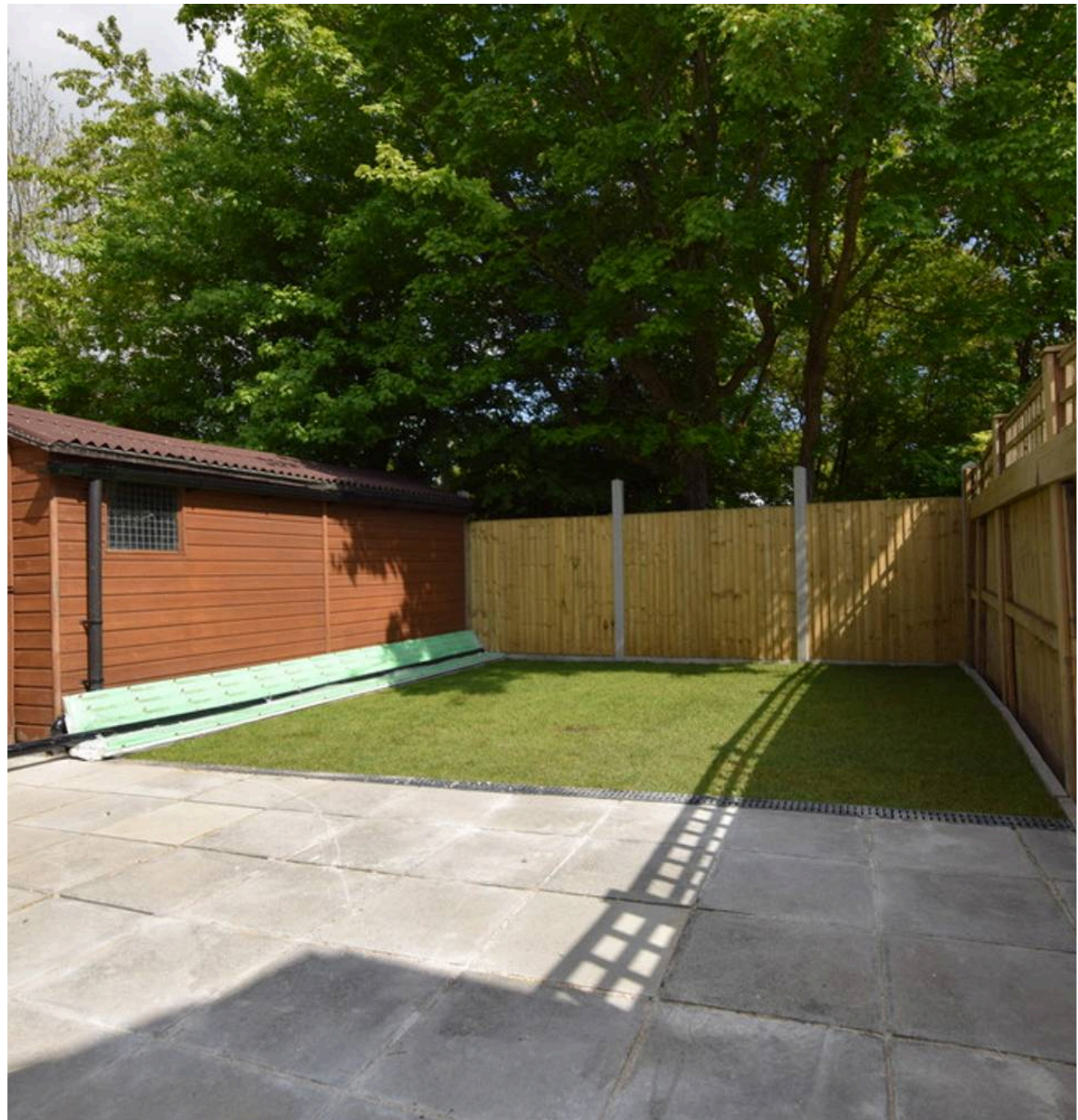
Skippers

30 Pine Way

Folkestone

Chain-free two bed semi with modern kitchen, family bathroom, double glazing, gas heating (EPC C), rear garden, shed, off-road parking, and easy access to schools and amenities.

- Offers in Region of £270,000
- Semi Detached Property
- Two Bedrooms
- Chain Free Sale
- Off Road Parking (Two / Three Cars)
- Nice Rear Garden (With Outside Shed)
- Close to Local Amenities & Schools
- EPC Rating "C"





Presented to the market with no onward chain, this well-maintained two bedroom semi detached house offers an excellent opportunity for first time buyers or those seeking a conveniently located home. The property is situated within easy reach of local amenities and reputable schools, making it ideal for families, professionals, or investors alike. The ground floor features an entrance hall, a living room with ample natural light, and a fitted kitchen with plenty of storage and workspace. Upstairs, there are two bedrooms and a contemporary family bathroom. The home benefits from double glazing, gas central heating, and an EPC rating of "C", ensuring comfort and energy efficiency throughout the year.

Externally, the property boasts a well-proportioned rear garden, perfect for outdoor entertaining or relaxing. The garden includes a paved patio area, a section laid to lawn, and a useful outside shed for additional storage. Side gate access provides convenience and security, while the front of the property offers valuable off road parking for two or three cars, depending on their size. This attractive outdoor space is ideal for children, pets, or those who simply enjoy spending time in the garden. With its combination of modern living, practical outside space, and a popular location, this semi detached house represents a fantastic opportunity for buyers looking for a chain free move. Early viewing is highly recommended to appreciate all that this property has to offer.

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Entrance Hall

UPVC front door with stairs to first floor landing. Door to:-

Lounge

13' 8" x 10' 6" (4.17m x 3.20m)

UPVC double glazed window to the front of the property with carpeted floor coverings and a radiator. Door to:-

Kitchen / Breakfast

13' 10" x 9' 8" (4.21m x 2.94m)

UPVC double glazed patio doors to the garden with UPVC double glazed window to the rear. Matching wall and base units with space for a freestanding cooker, washing machine and fridge freezer. Storage cupboard also that is under the stairs.

First Floor Landing

Carpeted floor coverings and doors to:-

Bedrooms

11' 7" x 10' 3" (3.54m x 3.12m)

UPVC double glazed windows to the front of the property with carpeted floor coverings, storage/airing cupboard and a radiator.

Bedroom

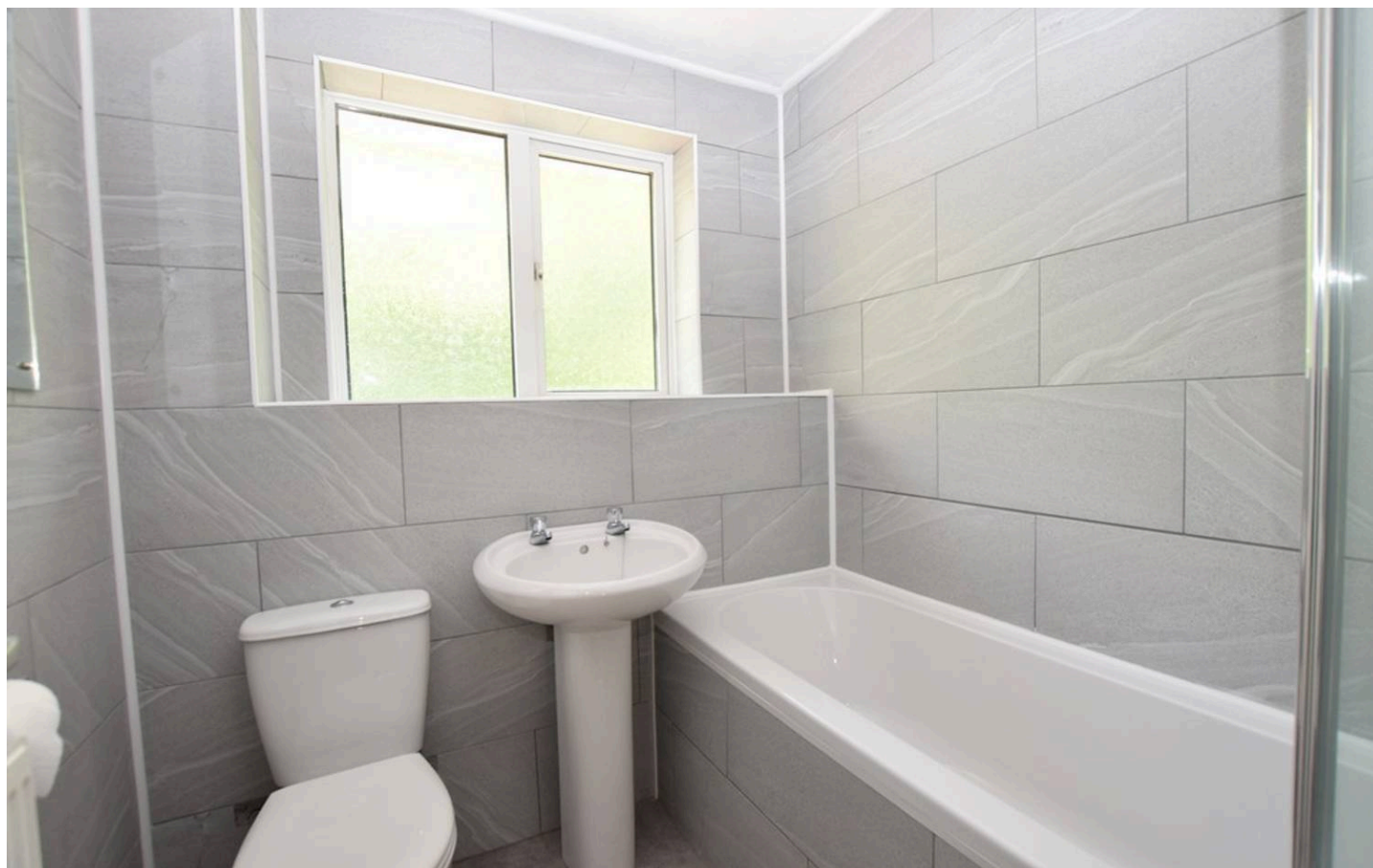
11' 1" x 6' 8" (3.37m x 2.03m)

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

Bathroom

6' 5" x 6' 4" (1.96m x 1.93m)

UPVC double glazed window to the rear of the property with a bath and shower over the bath, hand basin and close couple w/c.



GARDEN

Patio area with area laid to lawn, outside shed and side gate access.

OFF STREET

2 Parking Spaces

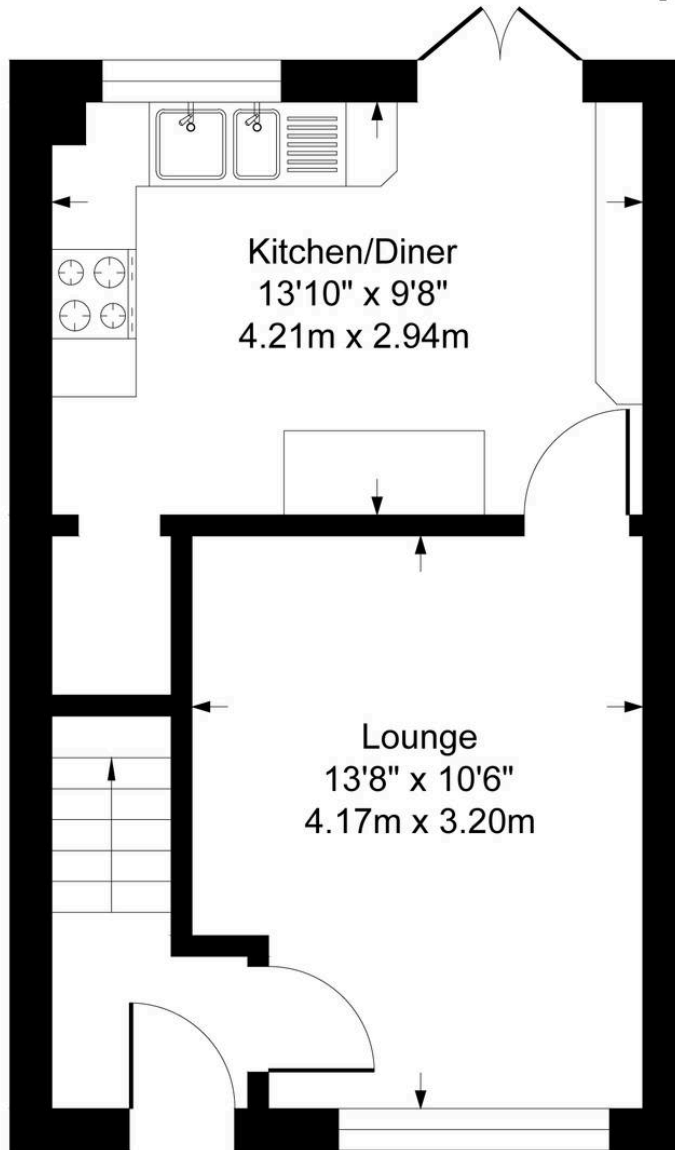
Off road parking to the front for two / three cars depending on size.



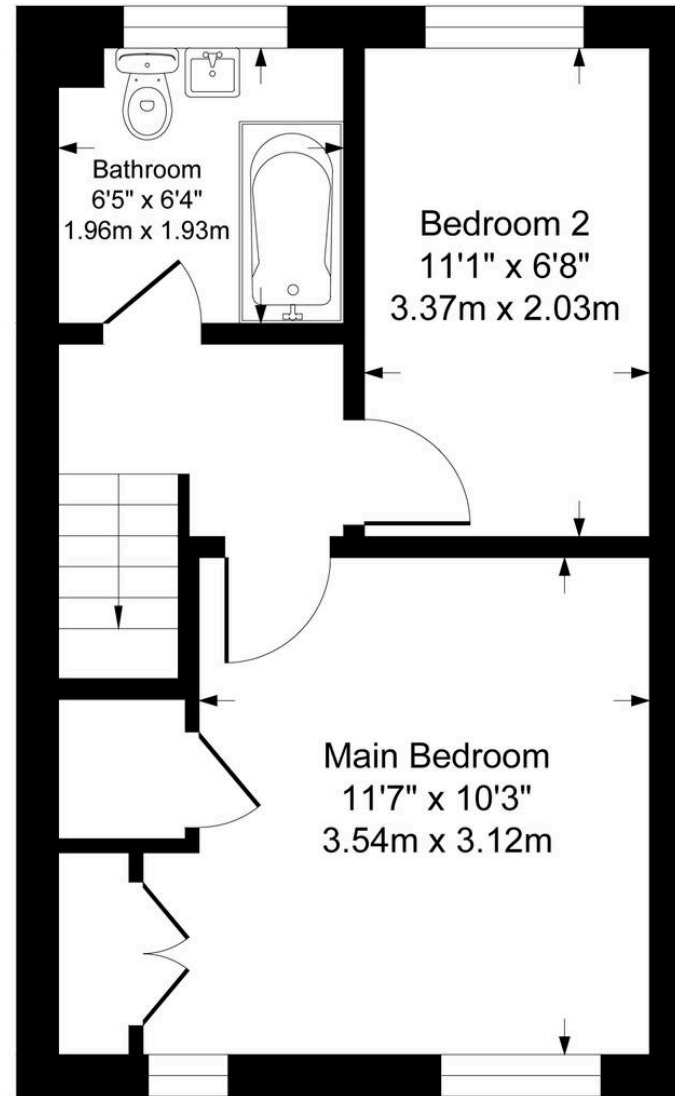




**Approximate Gross Internal Area
644 sq ft - 60 sq m**



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.



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