



The Old Dairy Broomfield Road, Folkestone

Offers in Region of £155,000

Skippers

The Old Dairy Broomfield Road

Folkestone

Charming one bedroom end-terraced house with modern kitchen, underfloor heating, bright bedroom, boarded loft, EPC C, freehold, ideal for first-time buyers or downsizers. £155,000

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- End Terraced Freehold Property
- One Bedroom Over Two Floors
- Freehold Property
- Underfloor Heating in Kitchen/Shower Room
- Boarded Loft With Loft Ladder
- Electric Boiler with Central Heating
- EPC Rating "C"





This charming one bedroom end-terraced house is a fantastic opportunity for first-time buyers or anyone looking to downsize. Set over two floors, the property offers a comfortable living space with a modern touch. The kitchen and shower room both benefit from underfloor heating, making those early mornings a little more pleasant. The electric boiler provides central heating throughout, and with an EPC rating of "C," you can expect good energy efficiency. Upstairs, the bedroom is bright and airy, and there is a handy boarded loft with a loft ladder, perfect for extra storage or even a hobby space. The property is being sold as freehold dwelling, giving you full ownership and peace of mind.

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ENTRANCE HALL

Composite glazed front door to:-

LOUNGE / DINER / KITCHEN

17' 0" x 9' 9" (5.17m x 2.98m)

Lounge/dining area has UPVC double glazed window to the front of the property with stairs to first floor with glass balustrade and solid wooden hand rail, under stairs cupboard with engineered oak flooring and a radiator. Open plan to Kitchen area with matching wall and base units in high gloss grey, granite worktops and splash backs, under unit lights, sunken stainless steel sink. Tiled floor with under floor heating. The kitchen has integrated fan oven, electric hob, extractor fan. There is also space for a freestanding fridge/freezer and space for a freestanding washing machine. Solid oak Door to :-

SHOWER ROOM

7' 5" x 2' 7" (2.27m x 0.80m)

Internal room with extractor fan, tiled flooring, thermostatic shower with back to wall w/c, hand basin and electric heated towel rail. Tiled floor with under floor heating.

BEDROOM

16' 10" x 10' 4" (5.12m x 3.15m)

UPVC double glazed window to the front of the property with carpeted floor coverings, two radiators and a loft hatch with drop down loft ladder. Two cupboards one housing the electric combi boiler and other for hanging space and storage above. LED lights. Glass balustrade allowing in natural light.



ON STREET

1 Parking Space

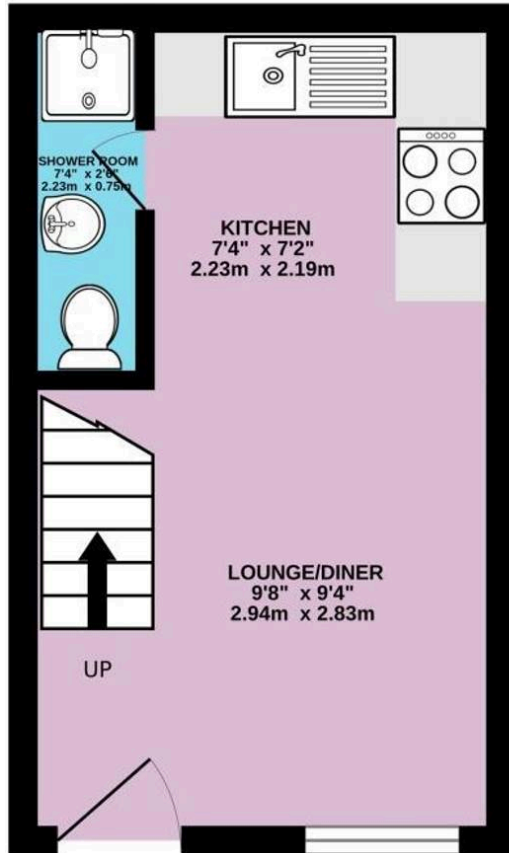
On street parking.



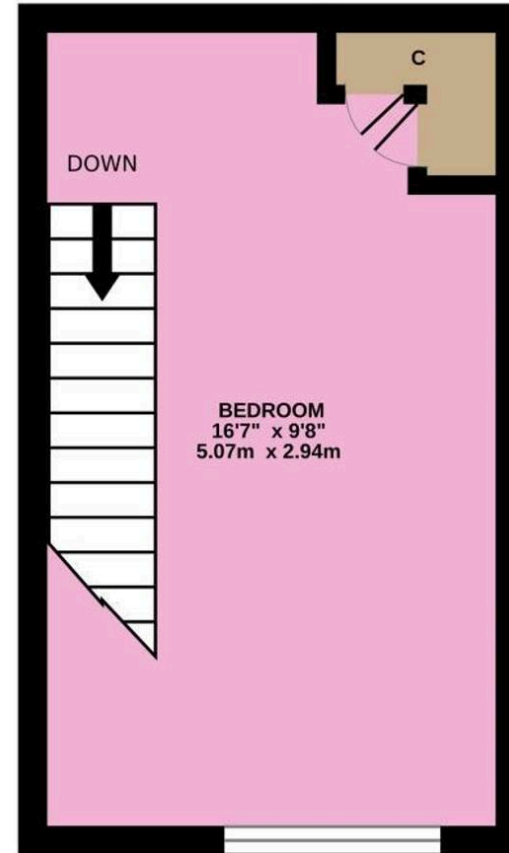




GROUND FLOOR
160 sq.ft. (14.9 sq.m.) approx.



1ST FLOOR
160 sq.ft. (14.9 sq.m.) approx.



1 BEDROOM END TERRACE HOUSE

TOTAL FLOOR AREA : 321 sq.ft. (29.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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