



Weymouth Road

Folkestone CT19 4HT

- Stylish Period Home
- Close To Shops & Park
- Living Room With Bay Window
 - Three Bedrooms
- Attractive Rear Garden
- Fully Refurbished In Recent Years
 - Spacious Accommodation
 - Open Plan Kitchen/Diner
 - Modern Family Bathroom
 - Immaculately Presented

Offers In Excess Of £300,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented three bedroom mid-terrace residence which has been fully refurbished in recent years. The well-proportioned accommodation comprises a welcoming reception hall, a living room with a feature fireplace and bespoke shutters, a spacious kitchen/diner opening to the rear patio and generous family garden, while upstairs you will find the three bedrooms, two having bespoke fitted wardrobes, and a modern fitted bathroom. An early viewing of this stylish family home comes highly recommended.

Located in the popular area of Cheriton, positioned within easy access to Folkestone West Train Station and the high street which offers a good selection of shopping facilities, amenities, primary and secondary schooling including grammar schools. The pretty coastal village of Sandgate is a short drive away and again offers a selection of shopping facilities, art galleries, antique shops, fashionable bars and restaurants. The Tesco superstore is within easy reach as is the M20 motorway and Channel Tunnel Terminal. Folkestone West train station is easily accessible and offers high speed rail services to London, St Pancras (approximately 50 minutes). Folkestone town centre is a short drive away and offers a wider range of shopping and leisure facilities, and pleasant walks along the Leas Promenade. The historic Cinque Port town of Hythe is approximately 15 minutes by car and offers a good selection of independent shops together with both Waitrose and Sainsbury's stores. The Royal Military Canal runs through the centre of the town and Hythe also enjoys an unspoilt seafront.

Ground Floor:

Reception Hall 13'7 x 5'4

With UPVC frosted double glazed front door, stairs to first floor, understairs store cupboard with electric meter and consumer unit, recessed downlighters, wood effect laminate flooring, doors to kitchen/diner and living room.

Living Room 13'11 x 13'5 (max points)

With front aspect bay window with UPVC double glazed windows and bespoke fitted shutters, feature fireplace and electric fire, radiator.

Open Plan Kitchen/Diner 17'2 x 15'2 (max)

With wood effect laminate flooring and recessed downlighters throughout, dining area with feature tiled fireplace with wooden mantel shelf over, rear aspect UPVC double glazed windows and French doors to patio and garden, radiator, modern fitted kitchen comprising a range of grey gloss finish store cupboards and drawers, marble effect rolltop work surfaces with tiled splashbacks and concealed lighting over, inset stainless steel sink/drainer with mixer tap over, four ring gas hob with extractor canopy over and electric oven under, cupboard housing wall-mounted Ideal gas-fired combination boiler, integrated appliances including washing machine, slimline dishwasher and fridge/freezer, rear aspect UPVC double glazed window looking onto garden.

First Floor:

Landing

With recessed downlighters.

Bedroom 12'9 x 10'6

With front aspect UPVC double glazed window with bespoke fitted shutters, feature fireplace, bespoke floor to ceiling fitted wardrobes to both chimney breast recesses with hanging rails, store cupboards and drawers, radiator.

Bedroom 11'9 x 11' (max points)

With rear aspect UPVC double glazed window looking onto garden, feature fireplace, bespoke floor to ceiling fitted wardrobe to chimney breast recess with hanging rail, drawers and store cupboard over, radiator.

Bedroom 9'8 x 6'3

With front aspect UPVC double glazed window with bespoke fitted shutters, loft hatch and fitted loft ladder, radiator.

Bathroom 7'11 x 5'5

With UPVC frosted double glazed window, modern suite comprising panelled bath with mixer tap, rainfall shower and separate hand-held attachment and shower screen over, vanity unit with wash hand basin and mixer tap, wall mounted anti-steam mirror with inset lighting over and store cabinet under, WC with concealed cistern, recessed downlighters, extractor fan, chrome effect heated towel rail, fully tiled walls and floor.

Outside:

To the front of the property is a walled garden laid to slate chippings, with a shrub border and pathway leading to the recessed front porch with pitched roof canopy and downlighter over. To the rear is a generous paved patio area with outdoor lighting, power points and a tap, raised beds, and a paved pathway leading to the back gate which opens to an alleyway to the rear. The good-sized rear garden has been laid to lawn with hedging along one side.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.