



## Ingoldsby Road

Folkestone CT19 6JJ

- Mid Terrace Family Home
- Large Living & Dining Rooms
- Bathroom & Downstairs WC
- Attractive Rear Garden
- Close To Shops & Amenities
- Generous Accommodation
- Three Bedrooms
- Kitchen & Utility Area
- Updating Now Required
- No Onward Chain

**Asking Price £250,000 Freehold**





Mapps Estates are delighted to bring to the market this well presented three bedroom mid terrace family home boasting generous accommodation throughout and enjoying an attractive and well-tended rear garden. The ground floor accommodation comprises a welcoming reception hall, a large living room, a separate dining room opening to the rear patio, a fitted kitchen, a rear lobby/utility area and a cloakroom, with three bedrooms and a family bathroom to the first floor. The property is now in need of modernisation and is being sold with the advantage of no onward chain. An early viewing comes highly recommended.

Located in a popular residential area and within easy access to local shops and schooling nearby. Folkestone West mainline railway station is a short car journey away giving high-speed services to London St. Pancras in just over 50 minutes. Folkestone's Harbour Arm is in the nearby proximity and offers a selection of eateries and pop up bars including a Champagne bar situated in the former lighthouse at the end of the pier. This area, being constantly improved and developed, now forms a real vibrant social area with great facilities. Turning back into the town you will find yourself in Folkestone's Creative Quarter, home to artists, creative businesses, independent boutiques and eateries. Both primary and secondary schooling is available in the area with Grammar schools available for both boys and girls. In the main Town Centre itself, you will find an array of stores and independent shops along with several supermarket chains. The M20 is also within easy access by car along with the Channel Tunnel Terminal and Port of Dover.

#### **Ground Floor:**

##### **Front Entrance Porch**

A recessed front porch with an arch over and tiled floor, wooden front door with frosted glazed panel and frosted leaded windows to sides and over, opening to reception hall.

##### **Reception Hall 16'6 x 6'8**

With stairs to first floor, understairs store cupboard with electric meter and consumer unit, coved ceiling.

##### **Living Room 16'6 x 11'11**

With front aspect bay window with UPVC double glazed windows, feature fireplace and matching TV shelf, coved ceiling.

##### **Dining Room 12'11 x 12'**

With rear aspect double glazed window and sliding door opening to patio and garden, feature fireplace, picture rail.

### **Kitchen 8'11 x 6'8**

With rear aspect UPVC frosted double glazed window and door to rear lobby/utility, fitted worktops with tiled splashbacks, stainless steel sink/drainer, wood effect store cupboards and wall mounted display cabinets, space for fridge/freezer, fitted gas cooker, vinyl flooring.

### **Rear Lobby/Utility 4'9 x 3'1**

With frosted glazed roof, vinyl flooring, fitted worktop with space and plumbing for washing machine under, glazed panel back door opening to patio and garden, sliding door to cloakroom.

### **Cloakroom**

With frosted window, WC, vinyl flooring, tiled walls.

### **First Floor:**

#### **Landing**

With loft hatch and fitted loft ladder, picture rail.

### **Bedroom 17'1 x 11'11**

With front aspect bay with UPVC double glazed windows, bespoke fitted bedroom furniture comprising two double wardrobes with sliding doors, store cupboards and fitted shelving, picture rail.

### **Bedroom 12'11 x 11'11**

With rear aspect UPVC double glazed window

looking onto garden, bespoke fitted bedroom furniture comprising two double wardrobes with sliding doors, store cupboards over and central dressing table, picture rail.

### **Bedroom 9'6 x 6'7**

With front aspect UPVC double glazed window, fitted wood effect wardrobe with sliding doors and matching store cupboard, picture rail.

### **Bathroom 6'7 x 6'3**

With UPVC frosted double glazed window, panelled bath with mixer tap and wall mounted shower attachment over, wall mounted gas-fired boiler for hot water only, pedestal wash hand basin, WC, fully tiled walls.

### **Outside:**

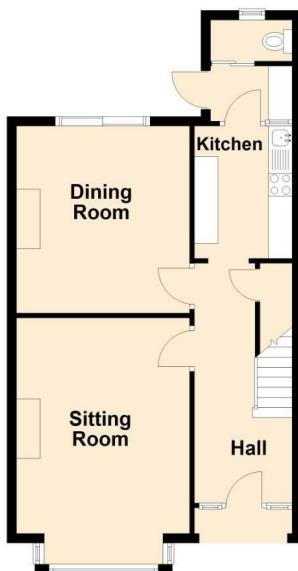
To the front of the property is a paved front garden with shrub borders; there is a gated pathway leading up to the front entrance. The well-tended rear garden is a particular feature of the property, having a paved patio area with a water butt and attractively planted borders, a lawn with a side pathway leading to the back of the garden where there is a garden shed, water butts and a gate to a rear alleyway.





### Ground Floor

Approx. 55.3 sq. metres (595.4 sq. feet)



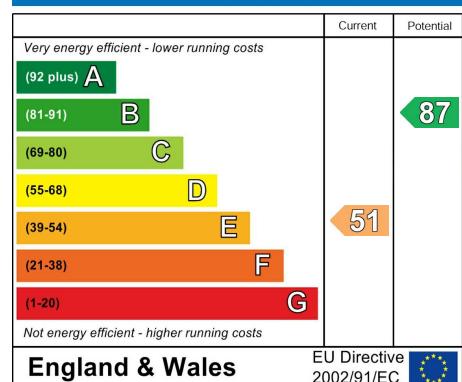
### First Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 106.8 sq. metres (1149.4 sq. feet)

### Energy Efficiency Rating



### Maps Estates Sales Office

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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.