



Grasmere Gardens

Folkestone CT19 5JL

- Mid-Terrace Extended Family Home
 - Spacious Living Room
 - Home Office Space
- Modern Family Bathroom
 - Integral Garage
- Three Bedrooms
 - Separate Dining Room
 - Fitted Kitchen
- Attractive Rear Garden
 - Off-Road Parking For Two Cars

Asking Price £350,000 Freehold





Mapps Estates are delighted to bring to the market this well presented and extended three bedroom mid-terrace property with an attractive rear garden, integral garage and off-road parking for two cars. The well-proportioned accommodation comprises a front porch which is large enough to be used as a home office if required, a fitted kitchen, a spacious living room and a separate dining room to the ground floor, and three bedrooms and a modern family bathroom to the first floor. An early viewing of this desirable family home comes highly recommended.

Located in the popular residential area 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 including both Grammar schools for boys and girls, and The Folkestone Academy within in a few minutes' walk. 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 Chanel Tunnel Terminal and Port of Dover.

Ground Floor:

Front Porch 9'8 x 6'8

With UPVC frosted double glazed front door, UPVC frosted double glazed windows to front and side, space for home office, space and plumbing for washing machine, wood effect vinyl flooring, UPVC frosted double glazed door opening to inner hallway, door to integral garage.

Integral Garage 16'4 x 8'9

With up and over door, consumer unit and electric meter, power and light.

Inner Hallway

With understairs store cupboard, radiator, opening to living room and kitchen.

Kitchen 12'2 x 6'9

With front aspect UPVC double glazed window, solid wood worktops and upstands with concealed lighting over, inset stainless steel one and a half sink/drainers with mixer tap over, range of cream Shaker style store cupboards, display cabinets and drawers, four ring gas hob with extractor fan over, fitted high level double electric oven, integrated undercounter fridge and freezer, integrated slimline dishwasher, recessed downlights, wood effect vinyl floor.

Living Room 18'7 x 10'7

With rear aspect UPVC double glazed French doors opening to garden, stairs to first floor, coved ceiling, radiator, opening through to dining room.

Dining Room 10'3 x 9'8

With rear aspect UPVC double glazed French doors opening to garden, side aspect UPVC double glazed window, fitted doormat, coved ceiling, radiator.

First Floor:

Landing

With loft hatch and fitted loft ladder, built-in airing cupboard housing wall-mounted Baxi gas-fired combination boiler.

Bedroom 12'10 x 8'11

With front aspect UPVC double glazed window, built-in shelved store cupboard, radiator.

Bedroom 12'5 (max) x 10'8

With rear aspect UPVC double glazed window looking onto garden, playing fields and with distant hillside views, coved ceiling, radiator.

Bedroom 10'8 x 7'4

With rear aspect UPVC double glazed window looking onto garden, playing fields and with distant hillside views, radiator.

Family Bathroom 8'9 x 5'3

With UPVC frosted double glazed window, modern bathroom suite comprising panelled bath with wall-mounted mixer tap, shower attachment and rainfall shower over and shower screen to side, wash hand basin with mixer tap over set into shelf with store cabinets and drawer under and WC with concealed cistern to side, extractor fan, shaver point, chrome effect heated towel rail, wood panelled ceiling, aquaboard panelling to walls, herringbone wood effect vinyl flooring.

Outside:

To the front of the property there is off-road parking space for two cars. To the rear is an attractively landscaped family garden, with decking to the side of the rear extension, an outdoor power point, lawn, and raised decking to the rear with outdoor lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(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 	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.