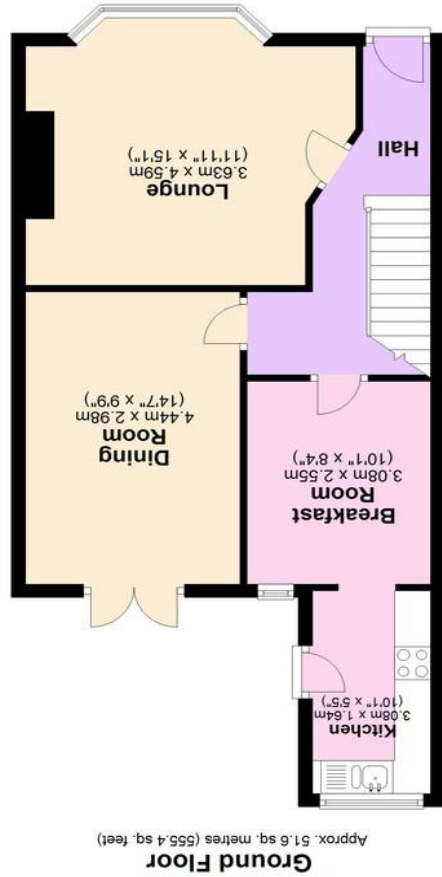
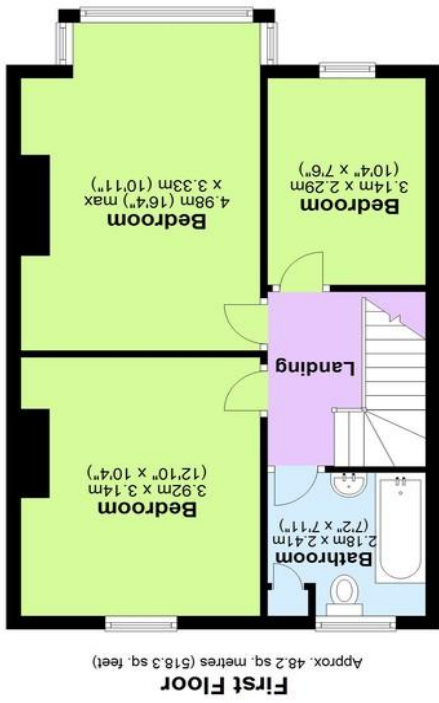


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.





ENTRANCE HALL 19' 04 max" x 5' 04 max" (5.89m x 1.63m) UPVC glazed front door to entrance hall, vinyl flooring, designer radiator, stairs to first floor landing with storage cupboard underneath. Original coving and doors to :-

LOUNGE 15' 02 max" x 14' 09 into bay window" (4.62m x 4.5m) UPVC double glazed bay window to the front of the property, lower half wooden shutters, carpeted floor coverings, original coving, designer radiator and opening for a fire.

DINING ROOM 14' 07" x 9' 10 max" (4.44m x 3m) UPVC double glazed patio door to garden, carpeted floor coverings, original coving, picture rail, designer radiator and original feature fire surround.

BEDROOM 16' 04 max into bay" x 10' 09 max" (4.98m x 3.28m) UPVC double glazed bay window to the front of the property, carpeted floor coverings and designer radiator.

BEDROOM 13' 00" x 10' 03 max" (3.96m x 3.12m) UPVC double glazed window to the rear of the property, carpeted floor coverings and designer radiator.

BEDROOM 10' 03" x 7' 07" (3.12m x 2.31m) UPVC double glazed window to the front of the property, carpeted floor coverings and designer radiator.

BATHROOM 7' 10" x 7' 01 max" (2.39m x 2.16m) UPVC double glazed frosted window to the rear of the property, bathtub with shower above, closed coupled w/c, hand basin, heated towel rail and cupboard housing combi boiler.

GARDEN Lovely patio area with area laid to lawn and an outside shed.

Tenure: Freehold

Local Authority: Folkestone & Hythe District Council



BREAKFAST ROOM 10' 01" x 8' 04" (3.07m x 2.54m) UPVC double glazed window to the garden, laminate wood flooring, designer radiator and opening to :-

KITCHEN 10' 11 max" x 5' 04 max" (3.33m x 1.63m) UPVC double glazed patio door and separate UPVC double glazed window to the garden. Kitchen comprises of matching high gloss wall and base units, fan oven with four ring gas hob and extractor above, stainless steel sink and space for a washing machine.

LANDING 8' 04 max" x 7' 11 max" (2.54m x 2.41m) Carpeted floor coverings, loft hatch and doors to :-



Guide Price £260,000 - £280,000.

Andrew & Co are please to bring to the market this three-bedroom, mid-terraced property on Cheriton Road. The property internally is finished to a high standard and has a good size rear family garden. Just a short walk to Folkestone West Station and nearby shops.

