



Oaks Road , Cheriton , Folkestone Kent , CT20 3JY

THREE BEDROOMS | DINING ROOM | FITTED KITCHEN | MODERN BATHROOM
ENCLOSED REAR GARDEN | CLOSE TO AMENITIES | EPC D |

Offers In Excess Of: £230,000

HUNTERS[®]
HERE TO GET *you* THERE

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Hunters are pleased to offer for sale this beautifully presented terraced family home which has been extensively updated over recent years and now provides a home ready to move into. The well proportioned living space comprising entrance hall, sitting room, dining room opening through into the fitted kitchen, lobby with airing cupboard and bathroom. On the first floor there are three bedrooms, Outside is an enclosed rear garden with artificial lawn which makes for a lovely entertaining area and child friendly space.

The property is set close to local amenities, leisure facilities and schooling and a short walking distance of the Folkestone West train station offering a journey time to London St. Pancras in under 50 minutes. The bustling area of Cheriton is close by with a range of individual shops, supermarkets and stores. Access to the beach is a short drive away together with the old High Street in Folkestone which lies at the heart of the creative quarter. There is also easy access to the M20 motorway network and the Channel Tunnel.

ENTRANCE HALL

Radiator

SITTING ROOM

3.78m (12' 5") x 3.22m (10' 7")

Upvc double glazed window to front

DINING ROOM

4.27m (14' 0") x 3.25m (10' 8")

Fireplace, Upvc double glazed door to rear garden, opening through to:-

FITTED KITCHEN

3.24m (10' 8") x 2.04m (6' 8")

Fitted with a comprehensive range of base and wall units with slimline washing machine, dishwasher, and space and vent for tumble dryer, induction hob and electric oven, space for fridge/freezer, gas fired boiler. Upvc double glazed window to side.

LOBBY

Upvc door to rear garden, airing cupboard with shelving.

BATHROOM

1.93m (6' 4") x 1.66m (5' 5")

Lovely modern bathroom with panelled bath, low level W.C, wash hand basin in vanity unit, brick effect localised tiling. Upvc double glazed window to rear.

ON THE FIRST FLOOR

BEDROOM

4.31m (14' 2") x 3.28m (10' 9")

Upvc double glazed window to front. Built in wardrobes.

EN-SUITE

1.83m (6' 0") x 0.97m (3' 2")

Internal en suite with shower cubicle, closed coupled w/c and hand basin

BEDROOM

3.28m (10' 9") x 2.77m (9' 1")

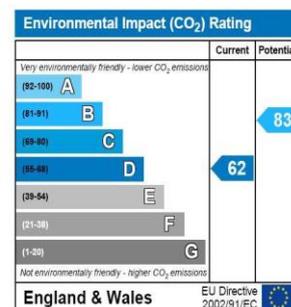
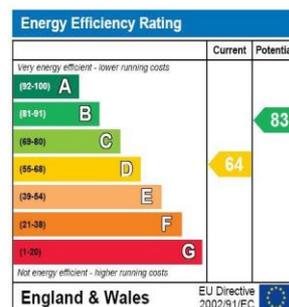
Upvc double glazed window to rear

BEDROOM

3.27m (10' 9") to recess x 2.07m (6' 10")

Upvc double glazed window to rear

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9 - 6

Saturday: 9 - 5

Sunday: 10 - 5

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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DISCLAIMER



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.