



9 Perries Mead, Folkestone

Guide Price **£300,000**





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Folkestone, Folkestone

Charming 2-bed mid-terraced house in Broadmead Village, guide price £300-310K. Features garage, electric door, garden. Convenient location, energy-efficient (EPC "C"). Ideal for small families or those needing a spare room. Contact us for a viewing!

Council Tax band: C

Tenure: Freehold

- Guide Price £300,000 - £310,000
- Mid Terraced Property
- Chain Free Sale
- Garage (With Electric Garage Door)
- Nice Size Garden
- Popular Village Location
- EPC Rating "C"

Porch

5' 7" x 4' 6" (1.69m x 1.37m)

Composite glazed front door with carpeted floor coverings, coving and wooden door to:-

Inside Hall

Carpeted floor coverings with stairs to first floor landing and opening to:-

Lounge

10' 11" x 16' 1" (3.34m x 4.90m)

UPVC triple glazed window to the front of the property with carpeted floor coverings, coving and two radiators. Storage cupboards under the stairs and opening to:-

Kitchen / Dining

13' 11" x 8' 1" (4.23m x 2.47m)

UPVC triple glazed window to the rear with UPVC glazed door to the garden. Kitchen comprising of matching wall and base units with stainless steel sink and cupboard housing the boiler. Space for freestanding fridge/freezer, washing machine, oven and slimline dishwasher. Laminate flooring with a radiator.

Landing

6' 6" x 5' 10" (1.99m x 1.79m)

Carpeted floor covering with an airing cupboard and loft hatch. Doors to:-

Bedroom

12' 1" x 11' 10" (3.68m x 3.60m)

UPVC triple glazed window to the front with fitted blinds, carpeted floor coverings, coving, built in wardrobe and a radiator.

Bedroom

9' 8" x 7' 1" (2.95m x 2.15m)

UPVC triple glazed window to the rear of the property with carpeted floor coverings, built in wardrobe and a radiator.

Shower Room

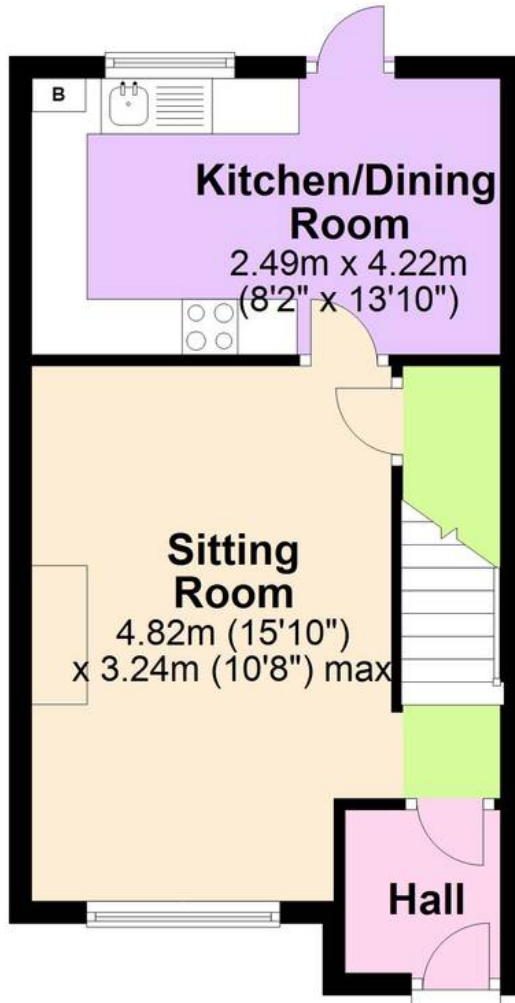
6' 7" x 5' 10" (2.00m x 1.79m)

UPVC triple glazed frosted window to the rear of the property. Large shower cubicle with close couple w/c, pedestal hand basin and a radiator. Full tiled walls and vinyl flooring.



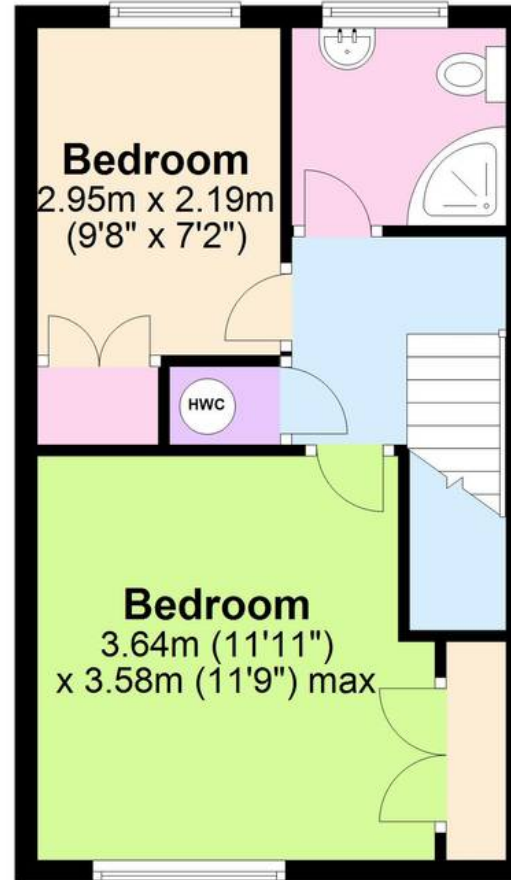
Floor

Approx. 32.2 sq. metres (346.2 sq. feet)



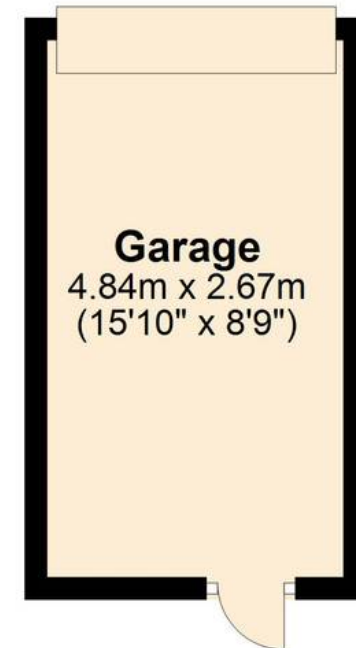
First Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



Outbuilding

Approx. 12.9 sq. metres (138.9 sq. feet)



Total area: approx. 76.7 sq. metres (825.6 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.