



54 Ashley Avenue, Folkestone

Offers in Region of £290,000





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Folkestone, Folkestone

Charming 3-bed terraced house with sunny rear garden. Two reception rooms (open), new roof in 2022, in need of modernisation but full of potential. Convenient location near amenities. Mature garden with patio, lawn, flower beds, shed, and greenhouse.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Period Home
- Sunny & Mature Rear Garden
- Two Reception Rooms
- New Roof In 2022
- Some Modernisation Required
- Popular Cheriton Location

Hallway

Upvc double glazed door with double glazed window surround, carpeted floor coverings, radiator, stairs to first floor landing, under stairs storage cupboard. Doors to:

Lounge

13' 8" x 11' 3" (4.16m x 3.44m)

Upvc double glazed bay window to front, carpeted floor coverings, coving, radiator, feature fireplace. Open to:

Dining Room

11' 9" x 9' 7" (3.58m x 2.93m)

Upvc double glazed patio doors to garden, carpeted floor coverings, radiator, coving, feature fireplace.

Kitchen

13' 2" x 7' 2" (4.01m x 2.18m)

Upvc double glazed window to rear, wooden framed single glazed window to rear, Upvc double glazed door leading to garden, vinyl floor coverings, range of matching wall and base units in high gloss cream, part tiled walls, space for freestanding cooker, space for fridge/freezer, space for washing machine, stainless steel sink, wall mounted boiler.

Landing

Carpeted floor coverings, storage cupboard, loft hatch. Doors to:

Bathroom

Upvc double glazed frosted window to rear, double shower cubicle with electric shower, wash hand basin, WC, radiator, carpeted floor coverings, ceiling tiles.

Bedroom

11' 9" x 10' 10" (3.57m x 3.30m)

Upvc double glazed window to rear, carpeted floor coverings, radiator, feature period fireplace, ceiling tiles.



Bedroom 2

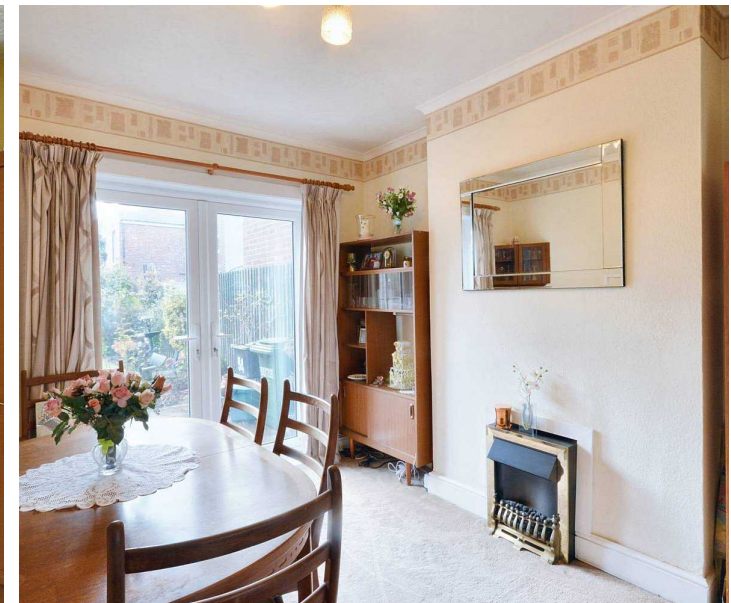
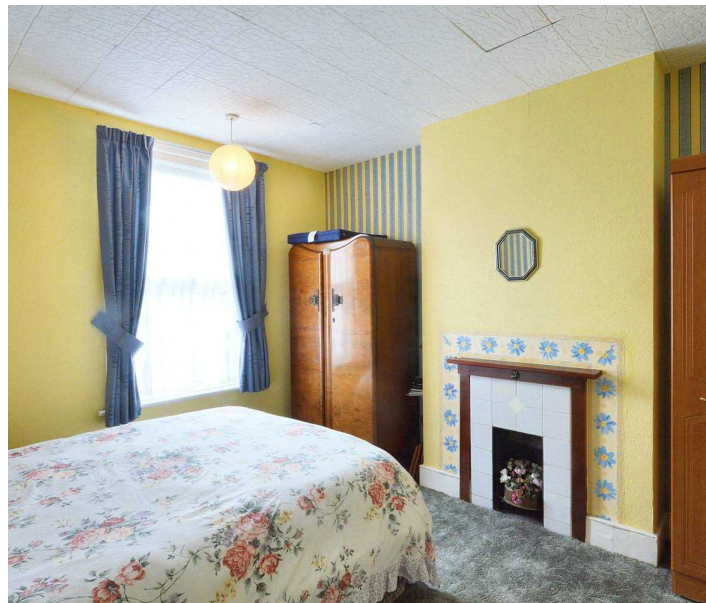
14' 0" x 10' 10" (4.26m x 3.29m)

Upvc double glazed bay window to front, carpeted floor coverings, radiator, fitted cupboard, feature period fireplace, ceiling tiles.

Bedroom 3

8' 2" x 6' 1" (2.49m x 1.86m)

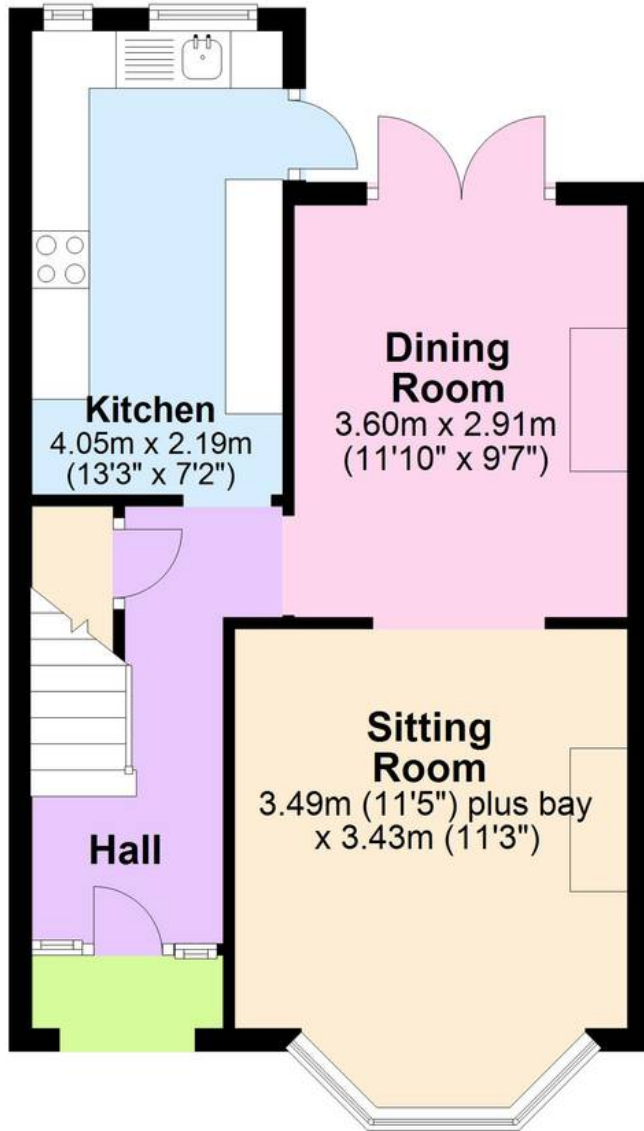
Upvc double glazed window to front, carpeted floor coverings, ceiling tiles.





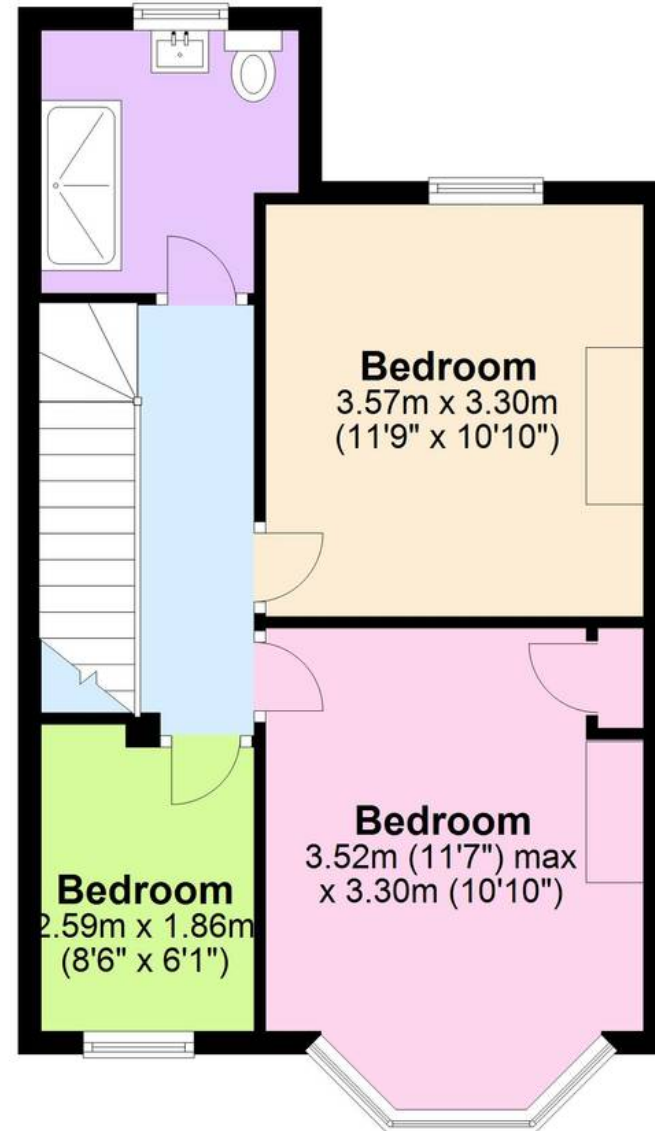
Ground Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 82.8 sq. metres (891.3 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.

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 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.



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