



5 Walmer Way, Folkestone

Guide Price **£280,000**





5 Walmer Way

Folkestone

Guide Price £280k - £290k. Spacious semi-detached house with 3 beds, chain-free sale. Lounge, separate dining room, sea views. Charming patio area, lawn, established trees/shrubs. Close to Folkestone West Station. EPC Rating "C". Make it your dream home!
Council Tax band: C

Tenure: Freehold

- Guide Price £280,000 - £290,000
- Semi Detached Property
- Three Bedrooms
- Chain Free Sale
- Large Lounge & Separate Dining Room
- Beautiful Sea Views
- Short Walk to Folkestone West Station
- EPC Rating "C"

Entrance Hall

4' 0" x 3' 0" (1.21m x 0.92m)

Solid wooden glazed door with UPVC double glazed window to the front carpeted floor coverings and doors to:-

Dining Room

13' 11" x 11' 8" (4.25m x 3.56m)

UPVC double glazed window to the front of the property, stairs to first floor landing, cupboard under the stairs and a radiator. Doors to:-

Lounge

22' 6" x 10' 11" (6.86m x 3.33m)

UPVC double glazed windows to the front and the rear of the property with carpeted floor coverings and two radiators. Really good size room.

Kitchen

11' 8" x 8' 0" (3.56m x 2.45m)

UPVC double glazed window to the rear with wooden double glazed door to the garden. Kitchen has matching wall and base units with free standing gas cooker, sink and space for a washing machine and fridge/freezer.

w/c

4' 6" x 3' 11" (1.38m x 1.20m)

UPVC double glazed frosted window to the side of the property. Close coupled w/c with hand basin, radiator and carpeted floor coverings.



First Floor Landing

9' 5" x 6' 0" (2.86m x 1.82m)

UPVC double glazed window to the side with a radiator, carpeted floor coverings and a loft hatch. Doors to:-

Bedroom

13' 4" x 10' 11" (4.07m x 3.32m)

Two UPVC double glazed windows to the front of the property with views over towards Sandgate and sea views. Carpeted floor coverings, inbuilt wardrobe and a radiator.

Bedroom

13' 5" x 11' 1" (4.08m x 3.39m)

Large UPVC double glazed window to the rear overlooking the garden with carpeted floor coverings, inbuilt wardrobe and a radiator.

Bedroom

9' 3" x 7' 9" (2.82m x 2.36m)

UPVC double glazed windows to the front of the property with views over towards Sandgate and sea views. Carpeted floor coverings and a radiator.

Bathroom

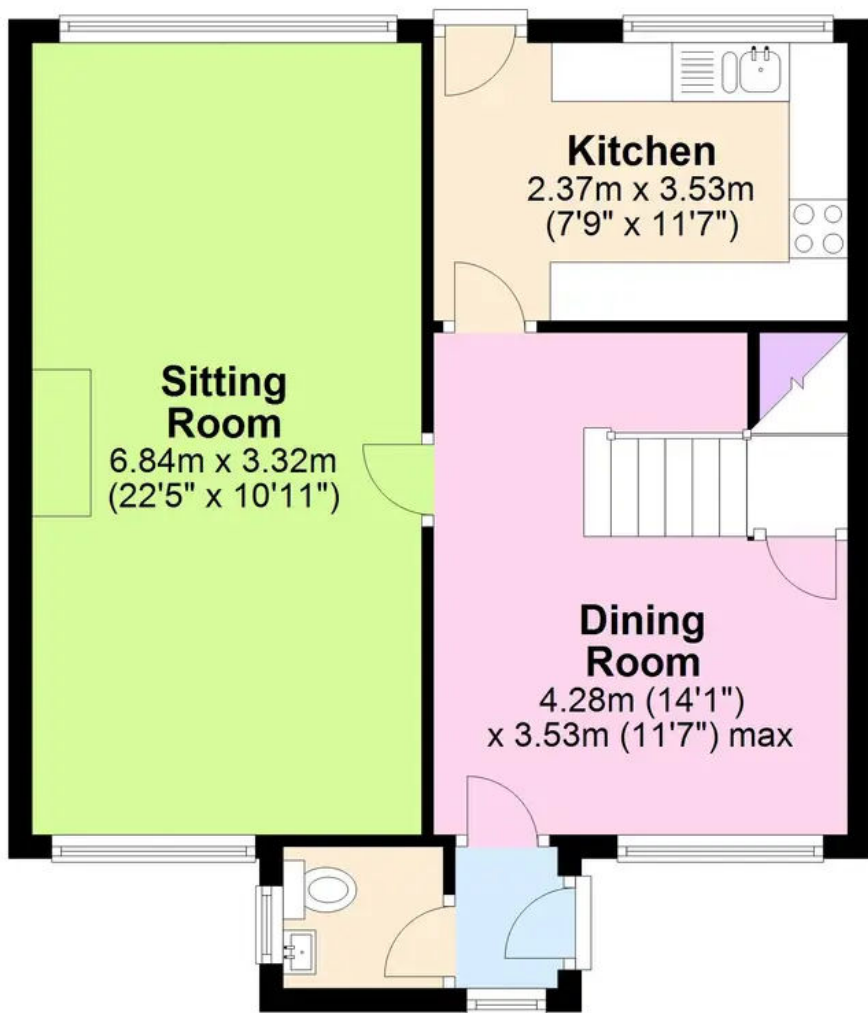
9' 4" x 7' 10" (2.84m x 2.38m)

UPVC double glazed frosted window to the rear of the property. Bath with shower over the bath, close couple w/c, hand basin and a radiator. Large airing cupboard housing the boiler. Part tiled walls and laminate floor tiles.



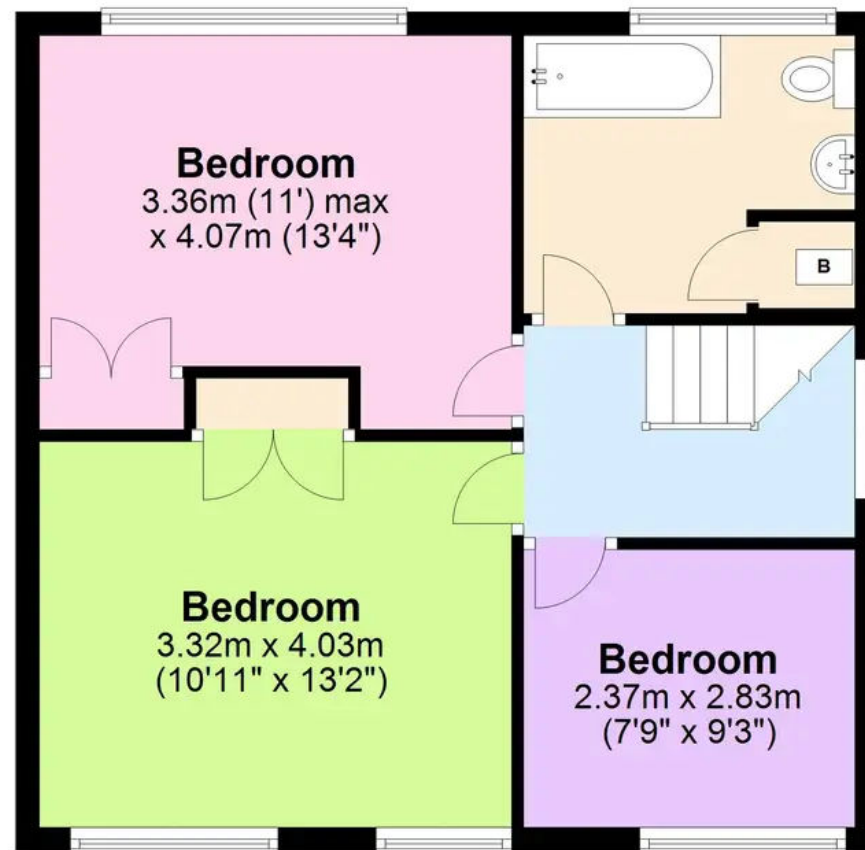
Ground Floor

Approx. 50.3 sq. metres (541.1 sq. feet)



First Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



Total area: approx. 97.4 sq. metres (1048.8 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only.
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