



**55 Phillip Road, Folkestone**

Offers in Region of **£350,000**



  
**ANDREW & CO**  
ESTATE AGENTS



## 55 Phillip Road

Folkestone

Offers in the Region of £350,000. Fantastic opportunity to acquire a spacious three-bedroom detached bungalow in a sought-after location. Ideal family home/investment. Conveniently close to shops/transport. Ample living space, driveway, and charming patio garden. Contact Andrew & Co for viewing. Council Tax band: D

Tenure: Freehold

- OFFERS IN THE REGION OF £350,000
- THREE BEDROOM DETACHED BUNGALOW
- EXTENDED PROPERTY OFFERING PLENTY OF LIVING SPACE
- DRIVEWAY
- LOVELY REAR GARDEN
- GREAT INVESTMENT OPPORTUNITY
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL SHOPS, TRANSPORT LINKS AND AMENITIES

**01303 279955**

[cheriton@andrewandco.co.uk](mailto:cheriton@andrewandco.co.uk)

**FRONT PORCH**

6' 9" x 4' 9" (2.05m x 1.46m)

UPVC frosted front door to the entrance porch, carpeted floor tiles, radiator and solid wooden glazed door to entrance hall.

**ENTRANCE HALLWAY**

20' 4" x 6' 4" (6.19m x 1.93m)

Vinyl flooring, radiator, loft hatch, coving and storage cupboard. Doors to:-

**LOUNGE**

11' 6" x 15' 6" (3.51m x 4.72m)

UPVC double glazed bay window to the front and UPVC double glazed windows to the sides. Laminate wood flooring, feature fireplace, radiator and coving.

**KITCHEN**

6' 8" x 11' 7" (2.02m x 3.53m)

UPVC double glazed window to the side of the property and open-plan to the dining area. Kitchen has matching wall and base units, space for free-standing cooker, stainless steel sink, space for low-level fridge and freezer or dishwasher. Lovely island separating the two room areas and breakfast bar area. Vinyl flooring. Open plan to:-

**DINING AREA**

9' 11" x 11' 9" (3.02m x 3.58m)

Wooden single glazed door out to the conservatory, UPVC double glazed window to the side and Velux window in the extension. Vinyl flooring and radiator.

**UTILITY AREA**

11' 6" x 4' 10" (3.50m x 1.48m)

Space for washing machine, tumble dryer and dishwasher. Coving, wall-mounted combi-boiler and wooden single glazed door to the side of the property allowing access to the garden.



**CONSERVATORY**

19' 1" x 9' 7" (5.82m x 2.92m)

UPVC double glazed windows around the outside with UPVC double glazed French patio doors out to the garden, vinyl flooring, radiator and wall lights.

**BEDROOM**

19' 7" x 13' 10" (5.96m x 4.22m)

Large bedroom with UPVC double glazed windows to the side and rear of the property, wooden glazed window and door out to the conservatory, Velux window to the extended part of the room. Vinyl flooring, coving, two radiators and fitted wardrobes.

**BEDROOM**

12' 9" x 11' 6" (3.89m x 3.50m)

UPVC double glazed window to the side of the property, laminate wooden flooring, radiator and coving.

**BEDROOM**

14' 7" x 7' 6" (4.44m x 2.28m)

UPVC double glazed window to the front, laminate wood flooring and a radiator.

**BATHROOM**

9' 10" x 5' 5" (2.99m x 1.65m)

Velux window with lovely light. Bathroom comprises of full-sized bath, close coupled w/c, pedestal hand basin, radiator and vinyl flooring.

**SHOWER ROOM**

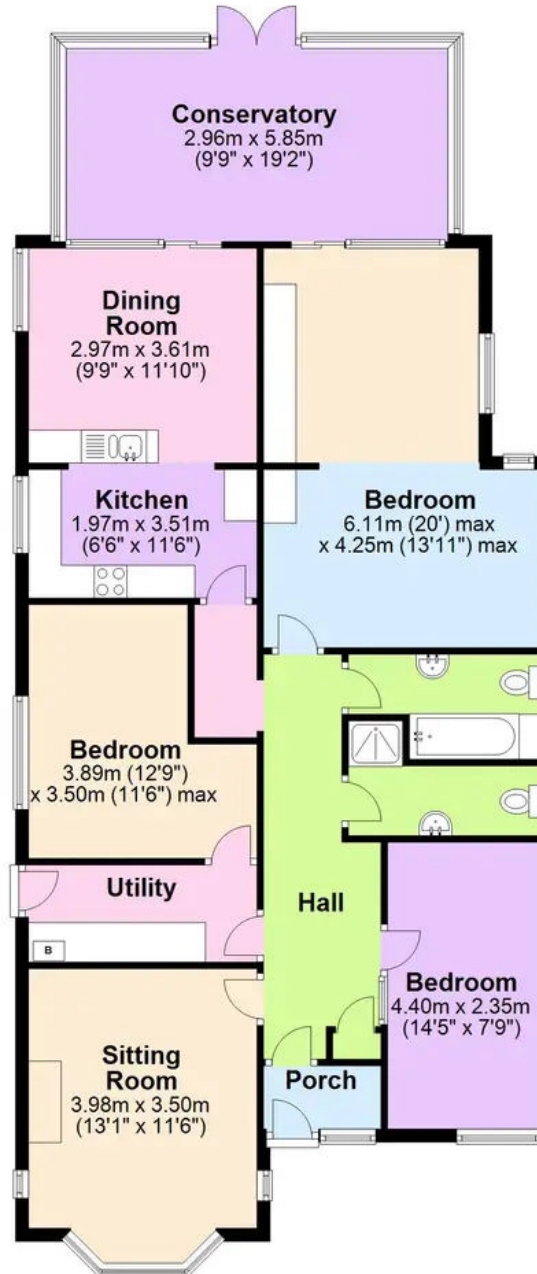
9' 10" x 3' 7" (3.00m x 1.08m)

Velux window allowing light. Shower room has an in-built shower cubical, pedestal hand basin, close coupled w/c, vinyl flooring and radiator.



### Ground Floor

Approx. 126.7 sq. metres (1363.6 sq. feet)



Total area: approx. 126.7 sq. metres (1363.6 sq. feet)