



35 Buttermere Close, Folkestone

Offers in Region of **£300,000**




ANDREW & CO
ESTATE AGENTS



35 Buttermere Close

Folkestone

Offers in region of £300,000. Charming 2-bed bungalow in tranquil cul-de-sac in sought-after area. Bright layout with delightful conservatory. Beautiful rear garden views, garage, and off-road parking. Conveniently located near parks, schools, and transport links.

Council Tax band: C

Tenure: Freehold

- OFFERS IN REGION OF £300,000
- TWO BEDROOM BUNGALOW
- BEAUTIFUL VIEWS FROM REAR GARDEN
- CONSERVATORY
- LOVELY QUIET ROAD IN SOUGHT AFTER AREA
- GARAGE AND DRIVEWAY
- CLOSE TO LOCAL PARKS, TRANSPORT LINKS AND SCHOOLS
- EPC RATING "D"

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ENTRANCE HALLWAY

9' 11" x 9' 10" (3.01m x 2.99m)

Entrance to the property is from the side of the house. UPVC double glazed frosted door, carpeted floor coverings, radiator, coving and loft hatch. Doors to:-

LOUNGE

15' 11" x 11' 1" (4.84m x 3.38m)

Metal double glazed patio doors out to garden and patio area. Carpeted floor coverings, coving and radiator.

KITCHEN

9' 5" x 8' 11" (2.86m x 2.73m)

Wooden single glazed door and wooden single glazed window out to conservatory. Kitchen comprises of laminate wood flooring, radiator, wall mounted boiler, porcelain sink, extractor fan above cooker and matching wall and base units. There is space for free-standing cooker, fridge-freezer and slim line dishwasher.

CONSERVATORY

9' 1" x 9' 2" (2.76m x 2.80m)

Part brick built wall around the bottom with UPVC double glazed windows around the side and UPVC double glazed door out to the garden. Carpeted floor coverings and Perspex frosted roof.



BEDROOM

13' 1" x 11' 2" (3.98m x 3.40m)

UPVC double glazed window to the front of the property, large fitted wardrobe, radiator and carpeted floor coverings.

BEDROOM

9' 10" x 9' 5" (3.00m x 2.86m)

UPVC double glazed windows to the front of the property, coving, radiator and carpeted floor coverings.

BATHROOM

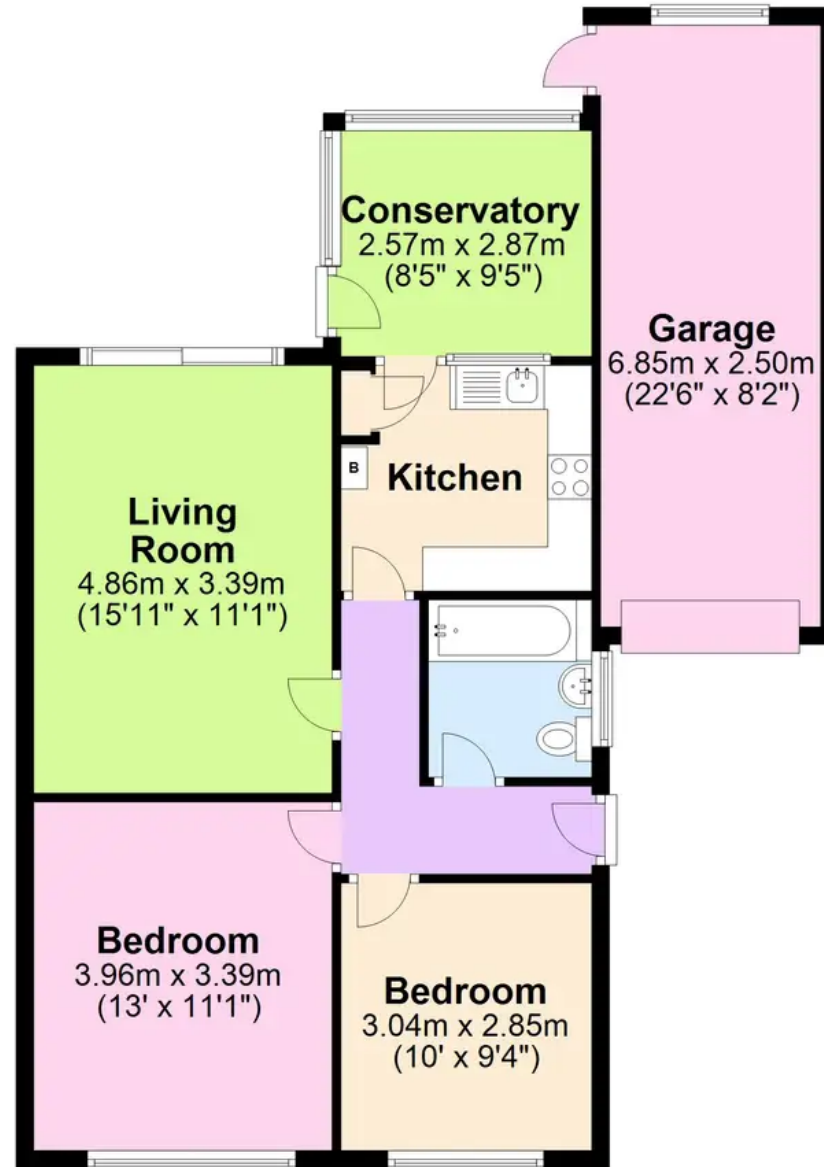
6' 7" x 6' 6" (2.01m x 1.97m)

UPVC double glazed frosted window to the side of the property. Bathroom comprises of bath with shower attachment, pedestal hand basin, close coupled w/c, radiator, part tiled walls and laminate wood flooring.



Ground Floor

Approx. 81.9 sq. metres (881.4 sq. feet)



Total area: approx. 81.9 sq. metres (881.4 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.