



**25 Bathurst Road, Folkestone**

Offers in Region of **£735,000**





## 25 Bathurst Road

Folkestone, Folkestone

Stunning detached bungalow in West End, Folkestone. 3 double bedrooms, 2 shower rooms, open-plan kitchen/diner. Well-decorated interior, front & rear gardens, off-road parking, garage. Price around £735,000. EPC Rating 'D'. Contact Andrew & Co on 01303 279955. Council Tax band: F

Tenure: Freehold

- Offers in Region of £735,000
- Detached Bungalow
- Three Double Bedrooms
- Two Shower Rooms
- Open Plan Kitchen / Diner
- Generous Front & Rear Gardens
- Popular West End Location
- Very Well Decorated Throughout
- EPC Rating "D"
- Off Road Parking & Garage

**Porch**

6' 11" x 3' 11" (2.12m x 1.19m)

Composite glazed front door with UPVC double glazed windows either side, wooden flooring and wooden glazed inside door to:-

**Entrance Hall**

21' 4" x 7' 9" (6.50m x 2.36m)

UPVC double glazed door out to the rear garden with carpeted floor coverings, coving and two radiators. There is also a large drop down loft hatch. Doors to:-

**Lounge**

19' 10" x 17' 11" (6.04m x 5.45m)

Dual aspect room with UPVC double glazed window to the front and UPVC double glaze bay windows and door to the rear. Carpeted floor covering with coving, feature fire place and two radiators.

**Kitchen / Dining Area**

26' 0" x 12' 0" (7.92m x 3.66m)

UPVC double glazed windows to the rear looking into the garden and UPVC window to the side of the property. LVT flooring to kitchen and dining area. Kitchen comprising of matching wall and base units with NEFF appliances that includes fridge, freezer, dishwasher, fan oven, electric hob and extractor hood over the hob. "BLANCO" sink and two radiators. Door to:-

**Internal Hall**

10' 6" x 3' 1" (3.19m x 0.93m)

UPVC double glazed door to the front with LVT flooring and large storage cupboard. Doors to:-

**Bedroom**

16' 1" x 12' 0" (4.91m x 3.66m)

UPVC double glazed window and door to the rear onto the garden. Carpeted floor coverings, coving and a radiator.

**Utility Room**

6' 7" x 6' 1" (2.01m x 1.86m)

UPVC double glazed frosted window to the side of the property with a stainless steel sink, storage cupboards and space for a washing machine and tumble dryer. Vinyl flooring and a radiator.





**Ground Floor**  
Approx. 163.3 sq. metres (1757.5 sq. feet)



Total area: approx. 163.3 sq. metres (1757.5 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
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.



**Andrew & Co Estate Agents - Cheriton/Folkestone**

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