



## 9 The Rangers, Folkestone

Guide Price £390,000 - £400,000





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Charming 4-bed semi-detached townhouse with natural light, well-decorated interior, and lovely garden. Guide price £390,000 - £400,000. Off-road parking, garage, and EPC Rating "B". Ideal for outdoor living with patio, lawn, and decking area.

Council Tax band: D

Tenure: Freehold

- Guide Price £390,000 - £400,000
- Four Bedroom
- Semi Detached Property
- Well Decorated Throughout
- Lovely Garden
- Off Road Parking & Garage
- Popular Location
- EPC Rating "B"

### Entrance Hall

15' 10" x 7' 1" (4.82m x 2.15m)

Composite glazed front door with Karndean flooring, stairs to first floor landing with space under the stairs and a separate storage cupboard. Designer radiator and doors to:-

### Kitchen

11' 4" x 10' 1" (3.46m x 3.07m)

UPVC double glazed window to the front of the property with fitted vertical slatted blinds. Matching wall and base units with integrated double oven, gas hob, extractor fan, washing machine and dishwasher. Space for a freestanding fridge/freezer and space for a small table. Cupboard housing the boiler and Karndean flooring.

### Lounge / Diner

15' 9" x 12' 2" (4.81m x 3.72m)

UPVC double glazed patio door out to the garden with separate windows either side, carpeted floor coverings with a radiator.

### w/c

6' 3" x 3' 5" (1.91m x 1.05m)

Internal room with close coupled w/c, hand basin, extractor fan and a radiator.

### First Floor Landing

19' 3" x 7' 0" (5.88m x 2.14m)

UPVC double glazed window to the front of the property with carpeted floor coverings, two radiators, stairs to second floor landing and area for small home office area to the front. Doors to:-

### Bedroom

9' 7" x 8' 6" (2.92m x 2.59m)

UPVC double glazed window to the front of the property with carpeted floor coverings and a radiator.



**Bedroom**

11' 1" x 7' 9" (3.38m x 2.37m)

UPVC double glazed window to the rear of the property with carpeted floor coverings and a radiator.

**Bedroom**

11' 6" x 7' 9" (3.50m x 2.35m)

UPVC double glazed window to the rear of the property with carpeted floor coverings and a radiator.

**Bathroom**

8' 5" x 5' 7" (2.56m x 1.71m)

Internal room with vinyl flooring. Bath with shower attachment, hand basin, close couple w/c, large fitted mirror, extractor fan and heated towel rail.

**Bedroom (Second Floor)**

10' 9" x 18' 0" (3.27m x 5.49m)

UPVC double glazed Dormer window to the front with Velux window to the rear. Carpeted floor coverings with large fitted wardrobe and a radiator. Door to:-

**En Suite**

7' 6" x 4' 7" (2.29m x 1.40m)

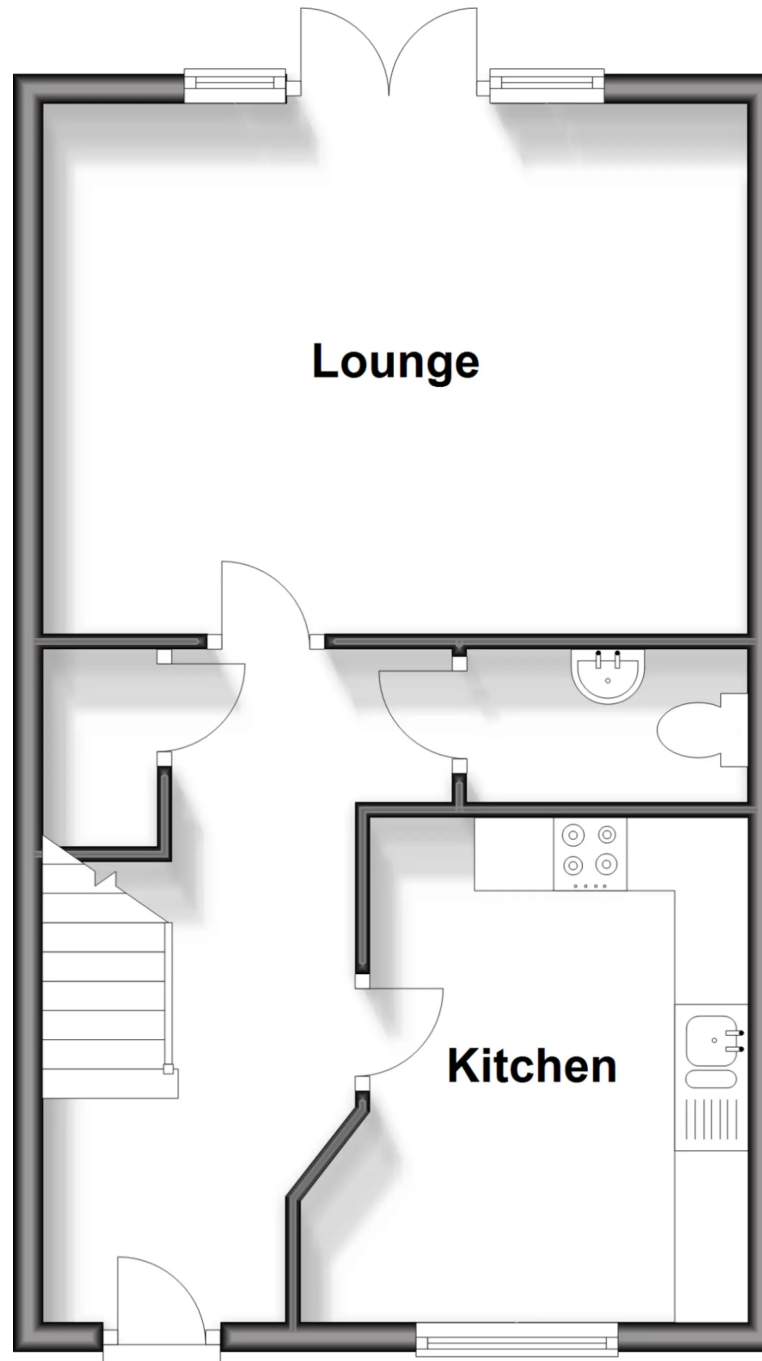
Velux window to the rear of the property with vinyl flooring. Aqualisa shower, close coupled w/c, hand basin, extractor fan and a heated towel rail.





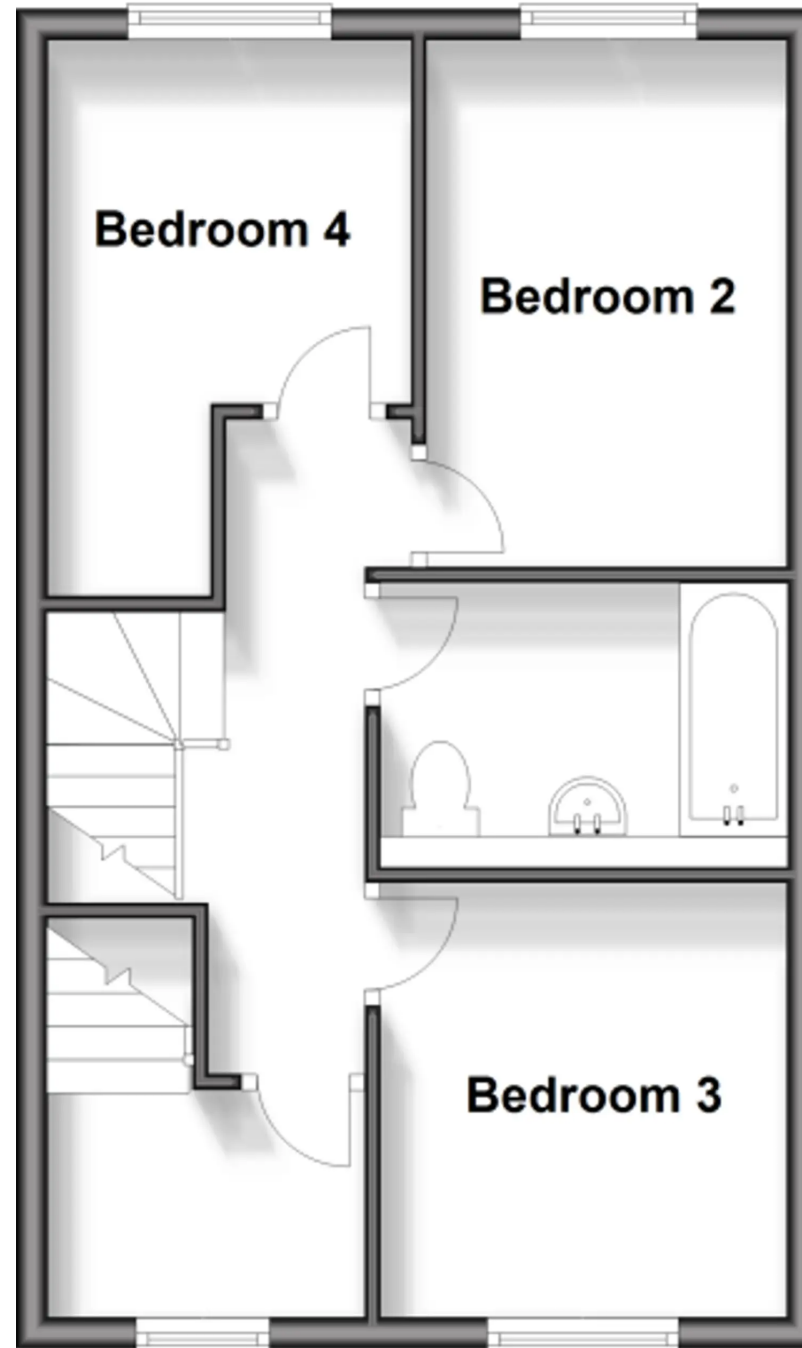
# Ground Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



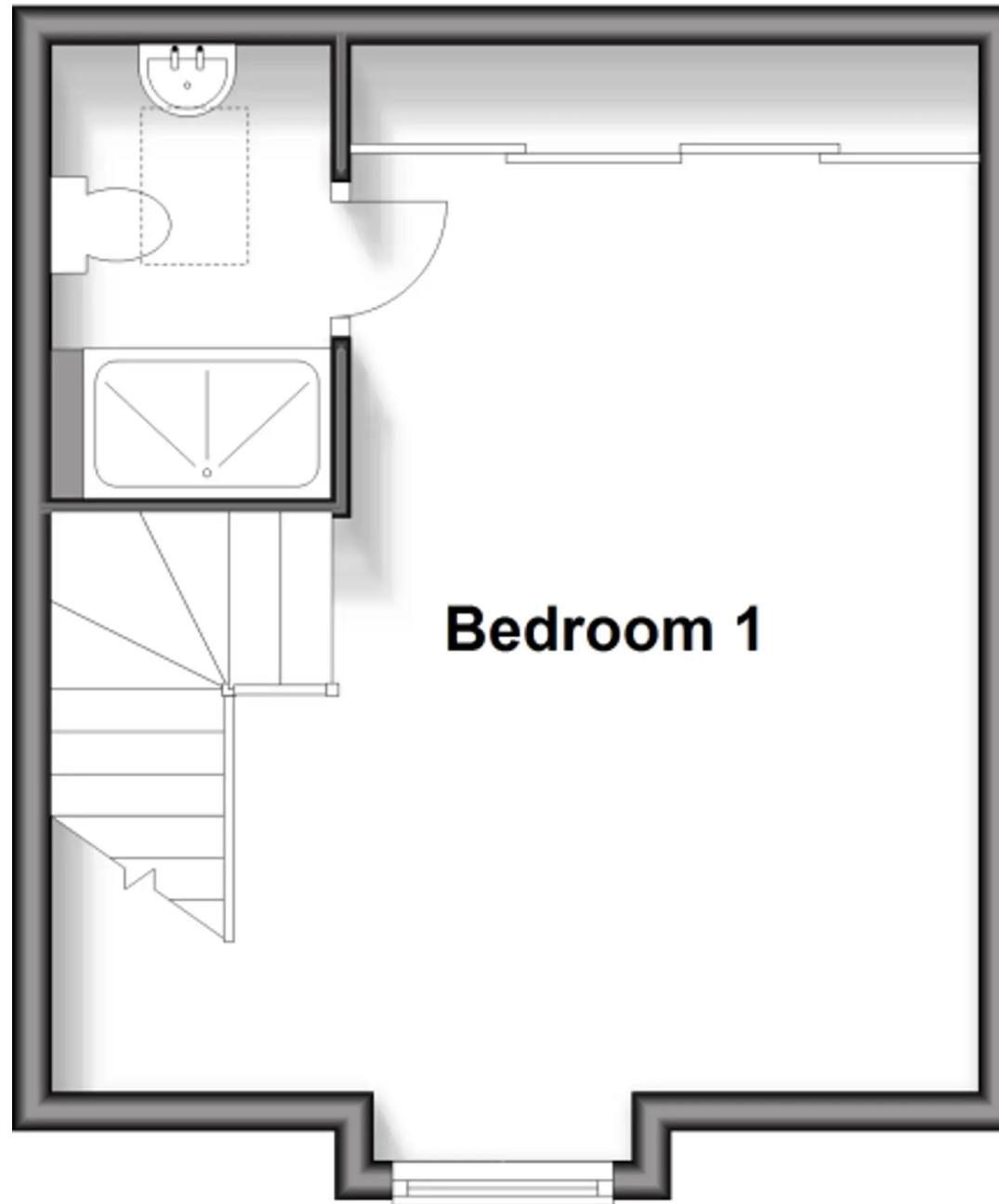
## First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



# Second Floor

Approx. 26.6 sq. metres (286.8 sq. feet)





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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