



8 Cherry Brook Road, Folkestone

Guide Price £260,000 - £280,000




ANDREW & CO
ESTATE AGENTS



8 Cherry Brook Road

Folkestone, Folkestone

Charming 3-bed end-of-terrace with garage, in desirable location. Perfect for making your own stamp, 2 reception rooms, well-appointed shower room. Low maintenance garden, secure garage with electric roller door. Opportunity to create dream home.

Council Tax band: B

Tenure: Freehold

- GUIDE PRICE £260,000 - £280,000
- In Need Of Modernisation
- Three Bedroom End Of Terrace
- Garage En Bloc To Rear With New Electric Roller Door
- Two Reception Rooms (Open)
- Shower Room
- Low Maintenance Garden

Hallway

4' 11" x 17' 3" (1.50m x 5.27m)

Upvc double glazed door to front, stairs to first floor landing, carpeted floor coverings, dado rail, radiator. Door to:

Lounge

12' 6" x 13' 7" (3.80m x 4.13m)

Gas fire, brick surround feature fireplace, wooden beams to ceiling, carpeted floor coverings, UPVC double glazed windows to front and side, radiator.

Dining Room

8' 2" x 10' 1" (2.48m x 3.08m)

Upvc double glazed window to rear, carpeted floor covering, radiator. Open to:

Kitchen

9' 7" x 7' 3" (2.92m x 2.21m)

Upvc double glazed door and window to rear, carpeted floor coverings, range of wall and base units, space for fridge, freezer, washing machine and freestanding cooker. Under stairs storage cupboard containing meters and fuse board, larder cupboard, stainless steel sink.

Landing

9' 10" x 7' 3" (2.99m x 2.21m)

Carpeted floor coverings, loft hatch, doors to all rooms.

Shower Room

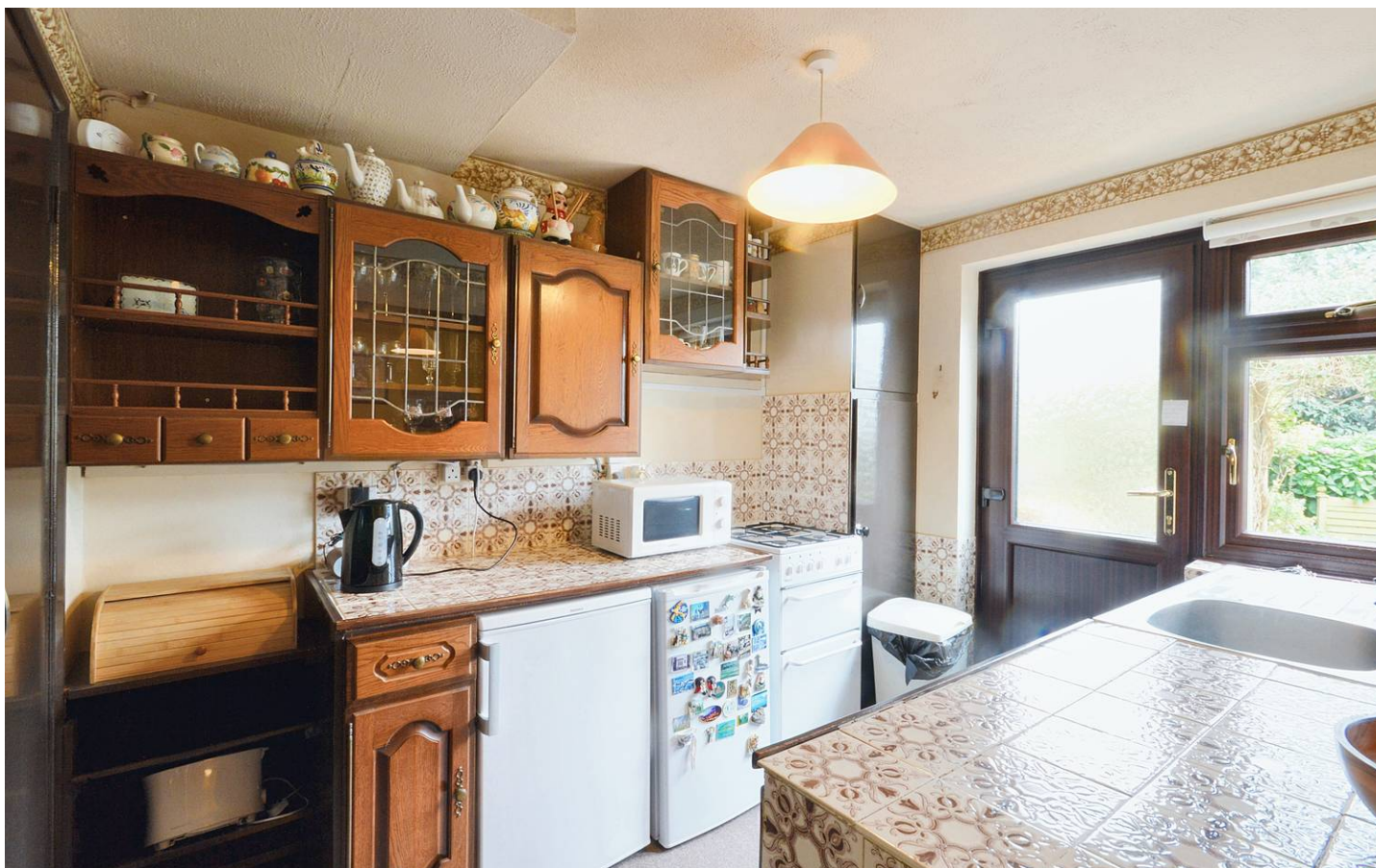
6' 5" x 6' 5" (1.96m x 1.95m)

Upvc double glazed window to rear, carpeted floor coverings, double walk in shower, WC, vanity hand basin, radiator, part tiled walls.

Bedroom

9' 0" x 12' 8" (2.75m x 3.85m)

Upvc double glazed window to rear, fitted wardrobes, carpeted floor coverings, radiator.



Bedroom 2

8' 2" x 11' 2" (2.48m x 3.41m)

Upvc double glazed window to front, carpeted floor coverings, radiator.

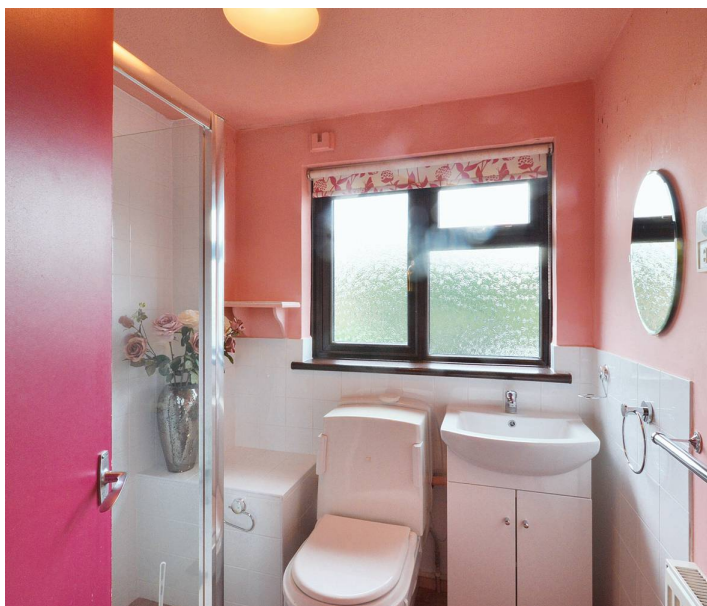
Bedroom 3

7' 3" x 7' 3" (2.21m x 2.21m)

Upvc double glazed window to front, carpeted floor coverings, fitted wardrobe, radiator.

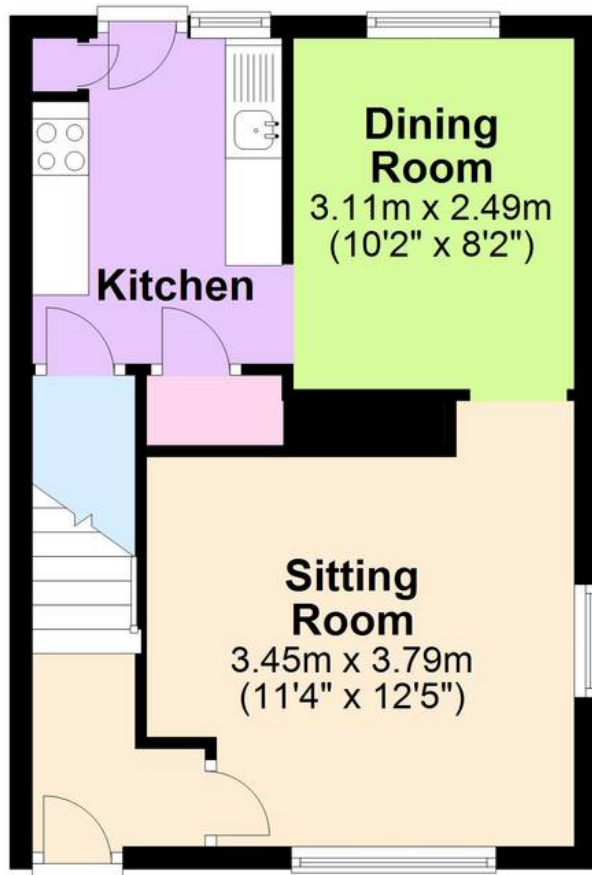
01303 279955

cheriton@andrewandco.co.uk



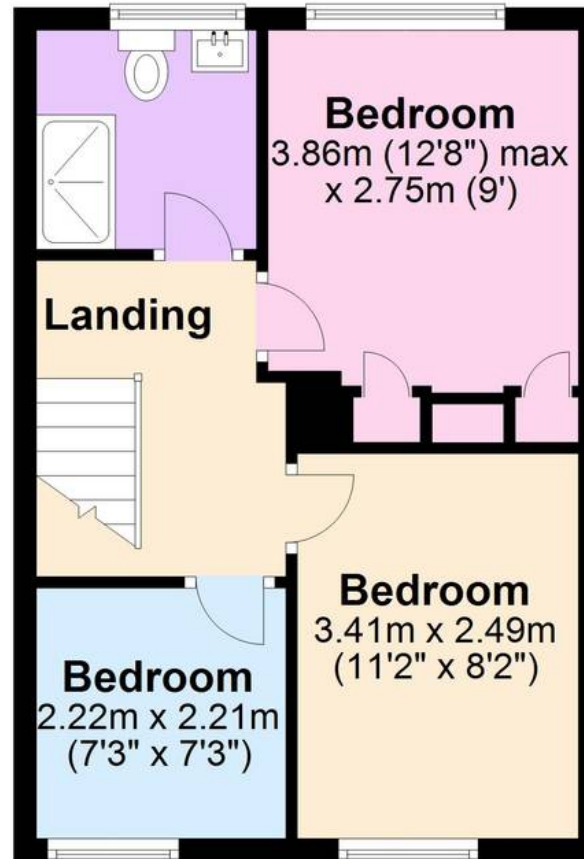
Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



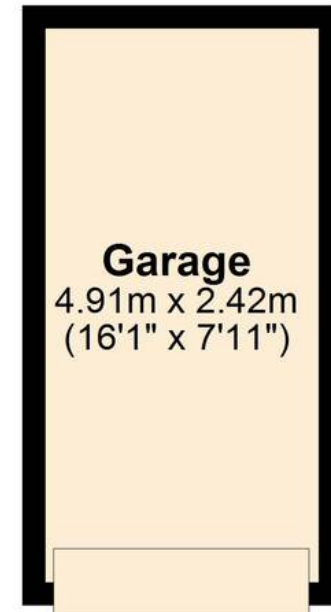
First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Second Floor

Approx. 11.9 sq. metres (128.2 sq. feet)



Total area: approx. 80.6 sq. metres (868.0 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.