



12 Darlinghurst Road, Folkestone

Offers in Region of £220,000





12 Darlinghurst Road

Folkestone, Folkestone

Refurbishment opportunity. 3-bed chalet bungalow in popular location. Spacious interior with 2 reception rooms. Off-street parking. Great size rear garden & parking for 3 cars. EPC Rating "D".

Council Tax band: C

Tenure: Freehold

- Two Reception Rooms
- Off Street Parking
- In Need Of Refurbishment
- Good Size Garden
- Popular Location
- EPC Rating "D"
- Two Upstairs Bedrooms

01303 279955

cheriton@andrewandco.co.uk

Entrance Porch

4' 4" x 2' 5" (1.33m x 0.74m)

UPVC double glazed doors to front, solid wood door to entrance hall.

Entrance Hall

19' 11" x 5' 10" (6.07m x 1.78m)

Carpeted floor covering, radiator, coving, stairs to first floor landing. Doors to:

Lounge

10' 5" x 10' 10" (3.17m x 3.29m)

UPVC double glazed bay window to front, carpeted floor covering, coving, radiator. Open plan to:

Dining Room

13' 5" x 9' 9" (4.09m x 2.96m)

UPVC double glazed patio door to garden with UPVC double glazed windows either side, carpeted floor coverings, feature gas fireplace, coving.

Kitchen

10' 8" x 10' 9" (3.25m x 3.27m)

UPVC double glazed door to lean to, UPVC double glazed window looking out to garden, exposed wooden floorboards. Wall & base units in need of modernisation, fan oven, electric hob & extractor fan (unchecked), wall mounted combi boiler, porcelain sink, radiator.

Lean To

8' 6" x 3' 4" (2.60m x 1.01m)

In need of attention, external room - could be used as utility if renovated. Single glazed windows and door to garden.

Downstairs Bathroom

7' 3" x 5' 10" (2.20m x 1.79m)

UPVC double glazed frosted window to rear, full size bath, close coupled WC, hand basin, heated towel rail, vinyl flooring.



Downstairs Bedroom

12' 8" x 11' 0" (3.86m x 3.36m)

UPVC double glazed bay window to front, carpeted floor coverings, coving, radiator.

First Floor Landing

13' 1" x 5' 11" (4.00m x 1.80m)

UPVC double glazed window to rear, carpeted floor coverings, storage cupboard, loft hatch. Doors to:

Bedroom

12' 10" x 12' 0" (3.90m x 3.67m)

UPVC double glazed dormer window to front, carpeted floor coverings, eaves storage, radiator.

Bedroom

14' 5" x 11' 9" (4.39m x 3.57m)

max measurements, UPVC double glazed dormer window to front, carpeted floor coverings, radiator, coving, two storage cupboards.

