



**12 Church Road, Folkestone**

Guide Price **£180,000**





## 12 Church Road

Folkestone, Folkestone

2-bed mid-terraced property with ample living space and a small patio area. Conveniently located near local amenities and schools. Garage with rear access and additional shed for storage. Ideal for families and professionals. £180k-£200k. High demand, act fast!  
Council Tax band: C

Tenure: Freehold

- GUIDE PRICE £180,000 - £200,000
- MID TERRACED PROPERTY
- TWO BEDROOMS
- INVESTMENT OPPORTUNITY
- GARAGE EN-BLOC
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- POPULAR LOCATION
- EPC RATING "D"

### ENTRANCE PORCH

5' 4" x 4' 4" (1.62m x 1.31m)

UPVC frosted glass front door to front of property, tiled flooring, wooden internal door into entrance hall.

### ENTRANCE HALL

13' 6" x 2' 11" (4.12m x 0.90m)

Carpeted floor coverings with stairs to first floor landing, radiator and door to:-

### DINING ROOM

12' 11" x 12' 2" (3.93m x 3.70m)

Single glazed window out to lean-to at the back of the property, cupboard under the stairs, carpeted floor coverings, radiator and opening to:-

### LOUNGE

12' 8" x 11' 4" (3.87m x 3.46m)

UPVC double glazed window to the front of the property, carpeted floor coverings and two radiators.

### KITCHEN

13' 6" x 6' 0" (4.11m x 1.84m)

UPVC double glazed window to the rear of the property with wooden single glazed window out to lean-to. Kitchen comprises of matching wall and base units in need of refurbishment, stainless steel sink, free-standing electric cooker, part-tiled walls and wooden glazed door to:-

### LEAN-TO

9' 10" x 8' 8" (3.00m x 2.65m)

UPVC double glazed door out to rear garden with wooden single glazed window to the side, carpeted floor coverings, Perspex roof and door to:-

### DOWNSTAIRS W/C

3' 10" x 2' 8" (1.16m x 0.81m)

UPVC double glazed frosted window to the rear, w/c and carpeted floor coverings.

### FIRST FLOOR LANDING

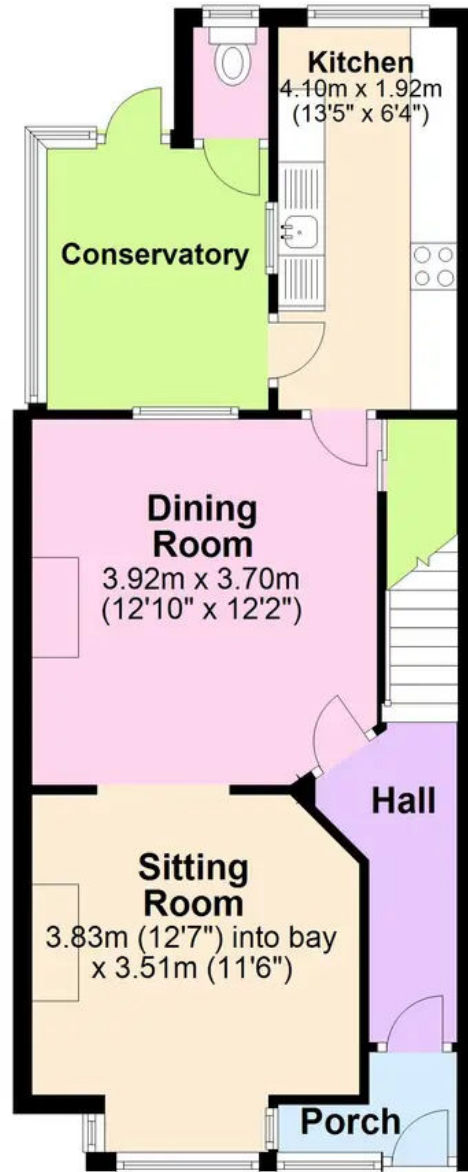
13' 1" x 5' 3" (4.00m x 1.60m)

Carpeted floor coverings with drop down loft ladder from loft hatch, storage cupboard and doors to:-



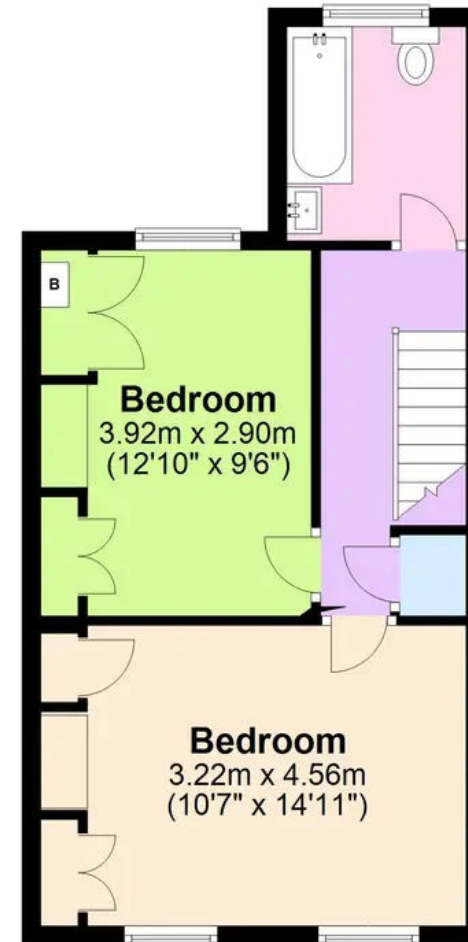
## Ground Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



## First Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



Total area: approx. 89.2 sq. metres (959.7 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.