



48 Black Bull Road, Folkestone

Guide Price **£150,000 – £170,000**





48 Black Bull Road

Folkestone, Folkestone

Exciting 2-bed mid-terraced property with great potential at £150k-£170k. Ideal for DIY enthusiasts, close to town, train station, and the beach. Attic ready for conversion, garden with decking area. EPC rating "C". Enjoy making it your dream home!

Council Tax band: B

Tenure: Freehold

- GUIDE PRICE £150,000 - £170,000
- MID TERRACED PROPERTY
- TWO BEDROOM
- ATTIC ROOM WITH FIXED STAIRCASE (WINDOW NEEDED AND HEATING FOR THIRD BEDROOM)
- IN NEED OF FULL REFURBISHMENT
- SHORT WALK TO TOWN & TRAIN STATION
- SEAFRONT NEARBY (WITHIN 10 MINUTE WALK)
- EPC RATING "C"

Porch

5' 1" x 2' 11" (1.55m x 0.89m)

Wooden glazed front door with wooden glazed inside door to:-

Dining Room

14' 8" x 14' 3" (4.46m x 4.35m)

Single glazed wooden window to the rear looking into the garden. Carpeted floor covering with stairs to first floor landing, cupboard under the stairs and a radiator.

Doorway to:-

Lounge

13' 11" x 10' 11" (4.23m x 3.34m)

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

Kitchen

11' 4" x 7' 5" (3.45m x 2.27m)

Wooden single glazed window to the rear and the side with wooden glazed door to the garden. Kitchen has wall and base unit with sink, oven and hob fitted. Space for freestanding fridge/freezer and washing machine.

First Floor Landing

Split level landing with stairs to attic room that was once a bedroom but windows were removed. Doors to:-

Bedroom

14' 3" x 11' 0" (4.35m x 3.35m)

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

Bedroom

12' 4" x 8' 11" (3.75m x 2.73m)

Single glazed wooden window to the rear of the property with a radiator.

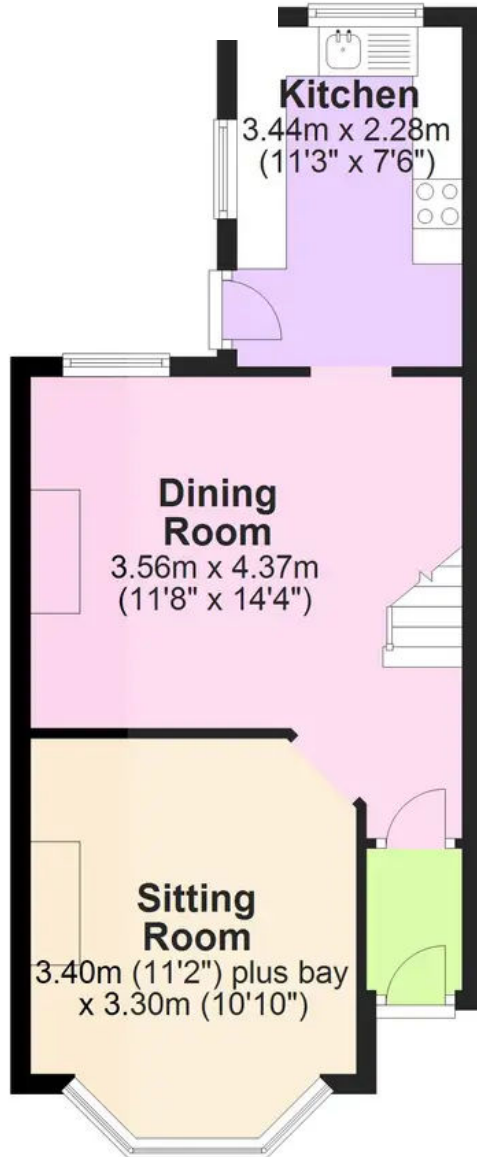
Bathroom

12' 1" x 7' 5" (3.68m x 2.27m)

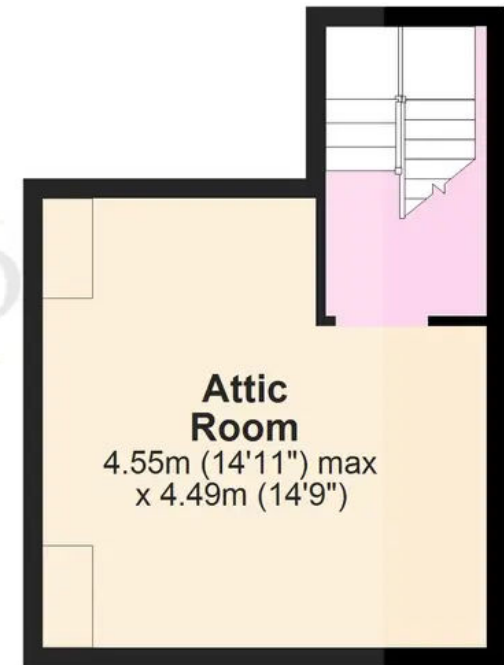
Single glazed frosted sash window to the rear side of the property. Bath with close coupled w/c, hand basin and airing cupboard housing the boiler.



First Floor
Approx. 38.7 sq. metres (416.6 sq. feet)



Second Floor
Approx. 23.3 sq. metres (250.3 sq. feet)



Total area: approx. 100.4 sq. metres (1080.4 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.