

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Plan produced using PlanUp.





ENTRANCE PORCH 3' 03 max" x 3' 00 max" (0.99m x 0.91m) UPVC front door with door to:-

ENTRANCE HALL 18' 03 max" x 5' 04 max" (5.56m x 1.63m) Wooden glazed internal door, beautiful original coving, carpeted floor coverings, stairs to first floor landing, radiator, and doors to:-

LOUNGE 15' 01 into bay" x 12' 07 max" (4.6m x 3.84m) UPVC double glazed bay window to the front of the property, carpeted floor coverings, stunning original coving, picture rail and a radiator.

DINING ROOM 12' 06 max" x 10' 04 max" (3.81m x 3.15m) UPVC double glazed window to the rear of the property, carpeted floor coverings, stunning original coving, picture rail and a radiator.

KITCHEN/BREAKFAST ROOM 16' 11 max" x 8' 05 max" (5.16m x 2.57m) UPVC double glazed window to the rear and side of the property with a UPVC double glazed door to the garden. Kitchen has a mixture of wall and base units, freestanding boiler, stainless steel sink, double oven with oven grill to the top, gas hob with extractor fan. There is space for a free-standing washing machine, free standing fridge freezer and a small tumble dryer. Kitchen has a large storage/pantry cupboard to one end and a serving hatch to the dining room.

SHOWER ROOM 6' 06 max" x 5' 03 max" (1.98m x 1.6m) UPVC double glazed frosted window to the side of the property, walk-in shower cubical, close couple w/c, pedestal hand basin, radiator and carpeted floor coverings.

LANDING Second floor landing has carpeted floor coverings and eaves storage with door to:-

BEDROOM 14' 07 max" x 12' 05 max" (4.44m x 3.78m) UPVC double glazed window to the rear of the property with lovely views over Folkestone and over towards the south downs, carpeted floor coverings, storage cupboard and sink unit.

REAR GARDEN Rear garden has a patio area as you leave the kitchen and a pathway down to the end of the garden. There is an outside brick built store room with a greenhouse at the back, lawn area, flower bed area and an outside shed. Beyond the shed there is a very large lockup/garage/outbuilding.

OUTSIDE W/C 4' 03 max" x 3' 03 max" (1.3m x 0.99m) Rear garden has outside w/c, single glazed wooden window, close coupled w/c and hand basin.

GARAGE/LOCKUP/OUTBUILDING 33' 09 max" x 12' 07 max" (10.29m x 3.84m) Outbuilding has a mixture of UPVC double glazed windows and single glazed crystal windows, electric supply off the house supplying light and electricity, very large double doors giving entrance to the garage. The garage entrance is at the end of Lawrence Close.

Tenure: Freehold

Local Authority: Folkestone & Hythe District Council

LANDING 15' 07 max" x 5' 04 max" (4.75m x 1.63m) First floor landing has carpeted floor coverings, stairs to second floor landing, storage cupboard under the stairs, radiator and doors to:-

BEDROOM 15' 02 into bay" x 11' 01 max" (4.62m x 3.38m) UPVC double glazed bay window to the front of the property, carpeted floor coverings, radiator and large fitted wardrobes.

BEDROOM 12' 04 max" x 10' 04 max" (3.76m x 3.15m) UPVC double glazed window to the rear of the property, carpeted floor coverings, radiator, sink unit with plumbing and large fitted wardrobes.

BEDROOM/STUDY 7' 05 max" x 6' 09 max" (2.26m x 2.06m) UPVC double glazed window to the rear of the property, carpeted floor coverings, large airing cupboard, radiator and storage cupboards.

BEDROOM 12' 04 max" x 4' 08 max" (3.76m x 1.42m) UPVC double glazed window to the front of the property, carpeted floor coverings and a radiator.

Guide Price £320,000 - £340,000.

Andrew & Co are delighted to bring to the market this 4/5 bedroom mid terraced property on St Georges Road, Cheriton. The property is in need of renovation but with the added benefit of a large lockup/garage to the rear this property wont be around long. Call today!

