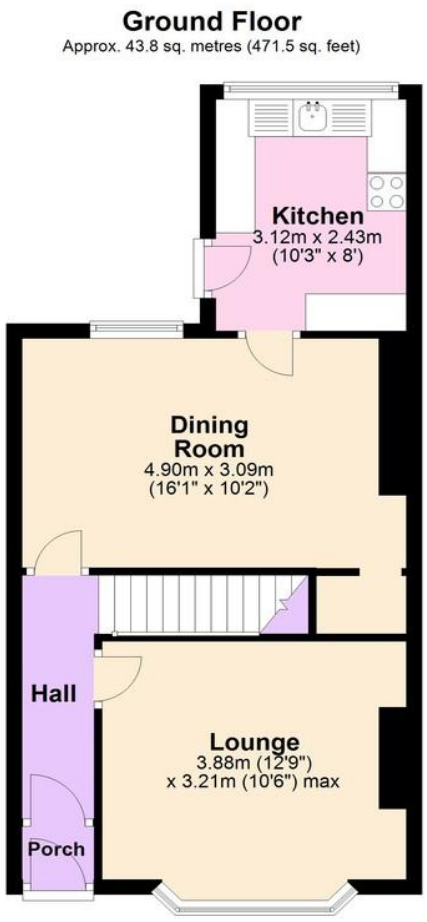
ANDREW & CO
ESTATE AGENTS

30 Cheriton High Street, Folkestone, Kent, CT19 4ET
01303 279955
E: cheriton@andrewandco.co.uk
www.andrewandco.co.uk

Church Road

Cheriton, Folkestone, Kent, CT20 3EL

Guide Price £210,000 - £230,000



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.

ANDREW & CO
ESTATE AGENTS

Ashford Office: 2 High Street, Ashford, Kent ,TN24 8SQ
01233 632383
E: info@andrewandco.co.uk
www.andrewandco.co.uk

New Romney Office: 24 High Street, New Romney, Kent, TN28 8BY
01797 362898
E: info@andrewandco.co.uk
www.andrewandco.co.uk

Maidstone Office: 38 Royal Star Arcade, High Street, Maidstone, Kent, ME14 1JL
01622 687698
E: maidstone@andrewandco.co.uk
www.andrewandco.co.uk

Cheriton Office: 30 Cheriton Highstreet, Folkestone, Kent, CT19 4ET
01303 279955
E: cheriton@andrewandco.co.uk
www.andrewandco.co.uk

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.

EPC Rating: E

PORCH 03' 03 max" x 2' 10 max" (0.99m x 0.86m) Wooden glazed front door with tiled flooring and part tiled walls.

ENTRANCE HALL 10' 08 max" x 2' 11 max" (3.25m x 0.89m) Composite glazed front door with carpeted floor coverings, stairs to first floor landing and doors to:-

LOUNGE 12' 09 max" x 10' 07 max" (3.89m x 3.23m) Wooden double glazed bay window to the front of the property, carpeted floor coverings and a feature open fire place.

DINING ROOM 16' 01 max" x 10' 01 max" (4.9m x 3.07m) UPVC double glazed window to the rear garden, carpeted floor coverings, storage cupboard under the stairs, gas fire place and door to:-

KITCHEN 10' 02 max" x 8' 00 max" (3.1m x 2.44m) Large UPVC double glazed window to the rear of the property overlooking the garden area, vinyl floor tiles, wooden wall and base units and stainless steel sink. There is space for a freestanding cooker, washing machine and fridge freezer.

LANDING 13' 03 max" x 2' 11 max" (4.04m x 0.89m) Internal landing with carpeted floor coverings, loft hatch, large storage cupboard at the end of the landing and doors to:-

BEDROOM 16' 02 max" x 10' 09 max" (4.93m x 3.28m) Wooden double glazed windows to the front of the property with exposed wooden floor boards and two wall lights.

Guide Price £210,000 - £230,000.

Andrew & Co are please to bring to the market this mid-terraced, two bedroom property on Church Road, Cheriton. The property inside will need modernisation throughout but has potential to be a lovely family home with a garage to the rear and will be sold chain free.

BEDROOM 12' 10 max" x 10' 03 max" (3.91m x 3.12m) UPVC double glazed window overlooking the rear garden with carpeted floor coverings and a wall light.

BATHROOM 10' 09 max" x 8' 00 max" (3.28m x 2.44m) UPVC double glazed frosted window to the rear of the property, vinyl floor tiles, bath, close coupled w/c, hand basin and a wall-mounted hot water heater.

REAR GARDEN Long rear family garden with an outside shed and a greenhouse in need of repair. Garden is mainly a rockery garden with a patio area in need of updating. There is rear access to the garage at the end of the garden.

GARAGE 15' 02 max" x 8' 06 max" (4.62m x 2.59m) Garage is detached from the property at the rear end of the garden. Garage has a manual garage door with space for storage.

Tenure: Freehold

Local Authority: Folkestone & Hythe District Council