

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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**ENTRANCE HALL** 15' 05 max" x 5' 02 max" (4.7m x 1.57m) UPVC double glazed front door with a UPVC frosted window to the side, laminate wood flooring, coving, radiator and stairs to first floor landing. Entrance hall has a storage cupboard under the stairs and doors to:-

**LOUNGE** 12' 02 into bay" x 12' 00" (3.71m x 3.66m) UPVC double glazed bay window to the front of the property, carpeted floor coverings, coving and a radiator.

**DINING ROOM** 12' 07 max" x 9' 10 max" (3.84m x 3m) UPVC double glazed patio doors leading out to the garden, wood laminate flooring, coving, radiator and open plan to:-

**KITCHEN** 10' 11 max" x 6' 02 max" (3.33m x 1.88m) UPVC double glazed door to conservatory with separate UPVC double glazed window. Kitchen comprises of matching wall and base units, stainless steel sink, space for a free-standing gas cooker and space for a fridge, coving and tiled flooring. Borrowed light window allowing natural light into the entrance hall.

**CONSERVATORY** 10' 01 max" x 5' 04 max" (3.07m x 1.63m) Large UPVC double glazed patio doors leading out to the garden with UPVC windows either side of the doors showing a lovely view towards the South Downs. Space and plumbing for a washing machine and electric socket.

**LANDING** 9' 02 max" x 5' 10 max" (2.79m x 1.78m) Carpeted floor coverings, loft hatch and doors to:-

**Guide Price £280,000 - £300,000.**

**Andrew & Co are delighted to bring to the market this lovely three-bedroom, mid terraced property on Dawson Road. The property will make a fantastic family home and is decorated to a lovely standard throughout. To view this property call 01303 279955.**

**BEDROOM** 13' 08 max" x 11' 06 max" (4.17m x 3.51m) UPVC double glazed window to the front of the property, carpeted floor coverings, radiator, built-in storage cupboard and coving.

**BEDROOM** 11' 07 max" x 10' 00 max" (3.53m x 3.05m) UPVC double glazed window to the rear of the property, carpeted floor coverings, coving and a radiator.

**BEDROOM** 10' 04 max" x 5' 10 max" (3.15m x 1.78m) UPVC double glazed window to the front of the property, carpeted floor coverings, coving and a radiator.

**BATHROOM** 9' 03 max" x 6' 01 max" (2.82m x 1.85m) Two UPVC double glazed frosted windows to the rear of the property, bath, electric shower over the bath, close coupled w/c, pedestal hand basin, radiator, heated towel rail and non-slip vinyl flooring.

**GARDEN** Family rear garden with a large patio, area laid to lawn and area laid to shingle, raised flower beds to the end of the garden and an outside shed.

**Tenure:** Freehold

**Local Authority:** Folkestone & Hythe District Council

