ANDREW & CO ESTATE AGENTS

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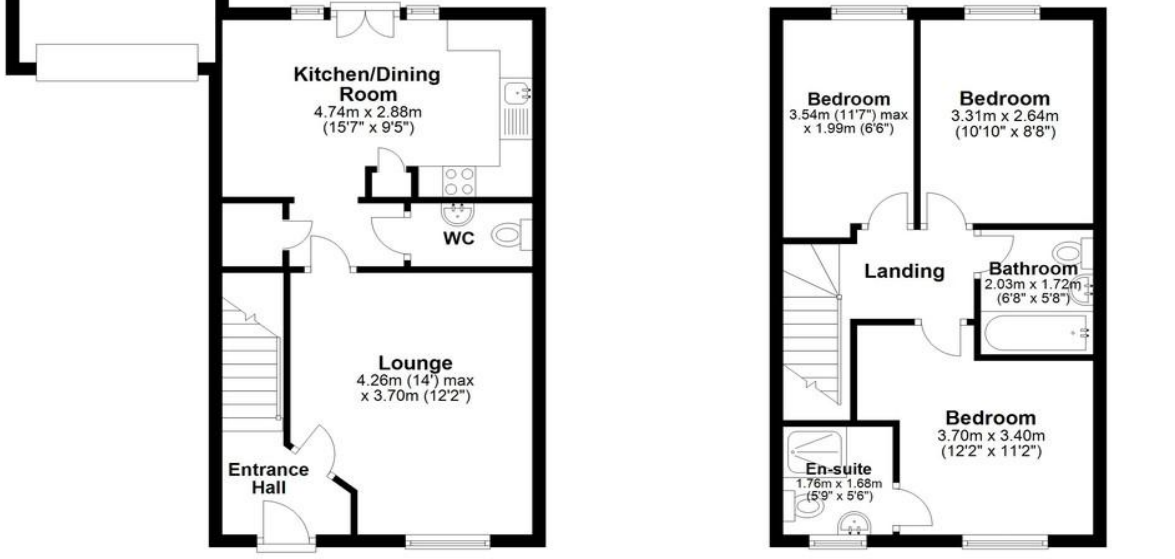
Allmand Drive

Cheriton, Folkestone, Kent, CT20 3FJ

Guide Price £370,000 - £390,000



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.

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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: B

ENTRANCE HALL 5' 06 max" x 6' 05 max" (1.68m x 1.96m) Composite glazed front door at the entrance to the property, stairs to first floor landing, Karndean flooring and a radiator with doors to:-

LOUNGE 13' 11 max" x 12' 02 max" (4.24m x 3.71m) UPVC double glazed window to the front of the property with integrated venetian blind, Karndean flooring, radiator and door to:-

DINING ROOM 9' 05 max" x 7' 00 max" (2.87m x 2.13m) UPVC double glazed patio doors out to the garden, Karndean flooring, radiator, large pantry cupboard under the stairs and a separate door to a downstairs w/c.

KITCHEN 8' 06 max" x 9' 05 max" (2.59m x 2.87m) UPVC double glazed patio doors out to the garden with matching wall and base units in high gloss cream, stainless steel splashback behind cooker, gas four ring hob with extractor fan, fan assisted electric oven, integrated fridge/freezer, washing machine, dishwasher, stainless steel sink and cupboard housing the combination boiler.

WC 6' 01 max" x 3' 04 max" (1.85m x 1.02m) Downstairs w/c is an internal room, Karndean flooring, close coupled w/c, pedestal hand basin, radiator and extractor fan.

LANDING 9' 07 max" x 4' 09 max" (2.92m x 1.45m) Carpeted floor coverings, radiator, large loft hatch and doors to:-

BEDROOM 11' 03 max" x 12' 02 max" (3.43m x 3.71m) UPVC double glazed window to the front of the property with integrated venetian blind, carpeted floor coverings, radiator and door to:-

ENSUITE 5' 09 max" x 5' 06 max" (1.75m x 1.68m) UPVC double glazed frosted window to the front of the property with integrated venetian blind, vinyl flooring, large shower cubical, close coupled w/c, hand basin, radiator and an extractor fan.

Guide Price £370,000 - £390,000.

Andrew & Co are please to bring to the market this three-bedroom, detached property on Allmand Drive, Cheriton. The property is still under its new build warranty and is decorated to a high standard throughout. There is a beautiful rear garden and a garage.

BEDROOM 10' 10 max" x 8' 08 max" (3.3m x 2.64m) UPVC double glazed window to the rear of the property overlooking the garden, carpeted floor coverings and a radiator.

BEDROOM 11' 09 max" x 6' 06 max" (3.58m x 1.98m) UPVC double glazed window to the rear of the property with integrated venetian blind, carpeted floor coverings and a radiator.

BATHROOM 6' 08 max" x 5' 07 max" (2.03m x 1.7m) Internal bathroom with a bath and shower attachment to the shower, close coupled w/c, hand basin, radiator, extractor fan and vinyl flooring.

GARAGE 19' 09 max" x 9' 10 max" (6.02m x 3m) Manual garage door with composite glazed door to the garden, electric supply, light and extra storage in the above eaves space of the garage.

REAR GARDEN Beautiful rear garden with a patio area leading from the kitchen doors, patio slabs down to a firepit and additional patio area to the rear of the garden. Main area of the garden is laid to lawn with beautiful privet hedges around the perimeter and there is a door into the garage.

Tenure: Freehold

Local Authority: Folkestone & Hythe District Council