

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 PlanIt.





**ENTRANCE PORCH** 4' 01 max" x 4' 02 max" (1.24m x 1.27m) UPVC double glazed frosted door to the front corner of the property. Entrance porch has tiled flooring and entrance door into the entrance hall.

**ENTRANCE HALL** 20' 01 max" x 5' 10 max" (6.12m x 1.78m) Large UPVC double glazed window to the side of the property, carpeted floor coverings, large storage cupboard to the front of the property and a large airing cupboard to the middle of the hallway. Entrance hall has a radiator, loft hatch and doors to:-

**LOUNGE** 15' 05 (into bay)" x 11' 04 max" (4.7m x 3.45m) UPVC double glazed bay window to the front of the property with UPVC double glazed windows to either side of the property, carpeted floor coverings, radiator and a lovely original fire place with a gas fire.

**KITCHEN** 11' 06 max" x 11' 00 max" (3.51m x 3.35m) UPVC double glazed frosted door to the side of the property giving access to the garden and a UPVC double glazed window. Kitchen has a mixture of matching wall and base units, double fan oven, gas hob with extractor fan, stainless steel sink, space for a washing machine, integral fridge freezer and vinyl flooring.

**BEDROOM** 13' 05 max" x 11' 05 max" (4.09m x 3.48m) UPVC double glazed window to the rear of the property and a separate UPVC double glazed window to the side. Bedroom has carpeted floor coverings, original built-in storage cupboard and an additional a large fitted wardrobe. There is also fitted bedroom furniture, radiator and coving.

**BEDROOM/DINING ROOM** 14' 03 max" x 8' 11 max" (4.34m x 2.72m) Bedroom/Dining Room has a UPVC double glazed window to the front of the property, UPVC double glazed patio door leading to the conservatory, carpeted floor coverings, radiator and coving.

**Guide Price £310,000 - £330,000.**

**Andrew & Co are delighted to bring to the market this two-bedroom, semi-detached bungalow on Phillip Road, Cheriton. The property is decorated to a nice standard throughout with a lovely rear garden and will be sold chain free. Call today 01303 279955.**

**CONSERVATORY** 11' 05 max" x 9' 05 max" (3.48m x 2.87m) Newly fitted conservatory on the rear of the property with a set of patio doors leading out to the garden. Conservatory has a solid UPVC roof, UPVC windows around the outside of the conservatory with fitted blinds to one side, laminate wood flooring and wall lights.

**SHOWER ROOM** 9' 02 max" x 4' 11 max" (2.79m x 1.5m) Shower room has UPVC double glazed windows to the side and front of the property, tiled flooring, large walk-in shower, vanity hand basin, close coupled w/c and heated towel rail.

**REAR GARDEN** Lovely sized rear well matured garden with a patio area, outside shed and outside summer house. Garden has a large area laid to lawn with flower beds around the outside. There is also side access along the side of the property.

**FRONT GARDEN** Front garden has off-road parking for 2-3 cars. Front garden gives a lovely frontage to this property with a flower bed area and a patio area in the middle.

**Tenure:** Freehold

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

