





ENTRANCE PORCH 2' 11 max" x 2' 09 max" (0.89m x 0.84m) UPVC glazed front door to the front of the property with tiled floor.

ENTRANCE HALL 7' 02 max" x 2' 11 max" (2.18m x 0.89m) Wooden glazed internal door and carpeted floor coverings opening to:-

DINING ROOM 14' 04 max" x 10' 04 max" (4.37m x 3.15m) Open plan to the lounge with UPVC double glazed door to the rear which leads to the conservatory. Dining room has a large cupboard under the stairs and another cupboard beyond the stairs. There are stairs to first floor landing, carpeted floor coverings, coving, radiator and open plan to:-

LOUNGE 13' 04 (into bay)" x 10' 11 max" (4.06m x 3.33m) UPVC double glazed bay windows to the front of the property, carpeted floor coverings, designer radiator and coving.

BEDROOM 10' 05 max" x 8' 11 max" (3.18m x 2.72m) UPVC double glazed window to the rear of the property with a view over the garden, carpeted floor coverings and a radiator.

BATHROOM 9' 02 max" x 8' 04 max" (2.79m x 2.54m) UPVC double glazed frosted window to the rear of the property, bath with mixer taps to a shower head, separate walk-in shower cubical, close coupled w/c, pedestal hand basin, heated towel rail, radiator and cupboard housing the combination boiler. Bathroom has fully tiled walls and a tiled floor.

REAR GARDEN Rear garden has a lovely large patio area as you exit the property, a pathway leading to the end of the garden and a large area laid to lawn. At the end of the garden is an outside shed. Rear garden has three external taps, flower beds down one side and a growing area to the end of the garden for plants and vegetables.

FRONT GARDEN To the front of the property there is a lovely newly laid patio area with steps up from the road.

KITCHEN 9' 03 max" x 8' 03 max" (2.82m x 2.51m) UPVC double glazed windows to the rear of the property overlooking the garden with a separate UPVC double glazed window looking into the lean-to/conservatory. There is a UPVC double glazed door which leads to the lean-to/conservatory also. Kitchen has matching wall and base units, gas hob with extractor fan, double fan oven, stainless steel sink, space for washing machine, space for dishwasher, radiator and tiled floor.

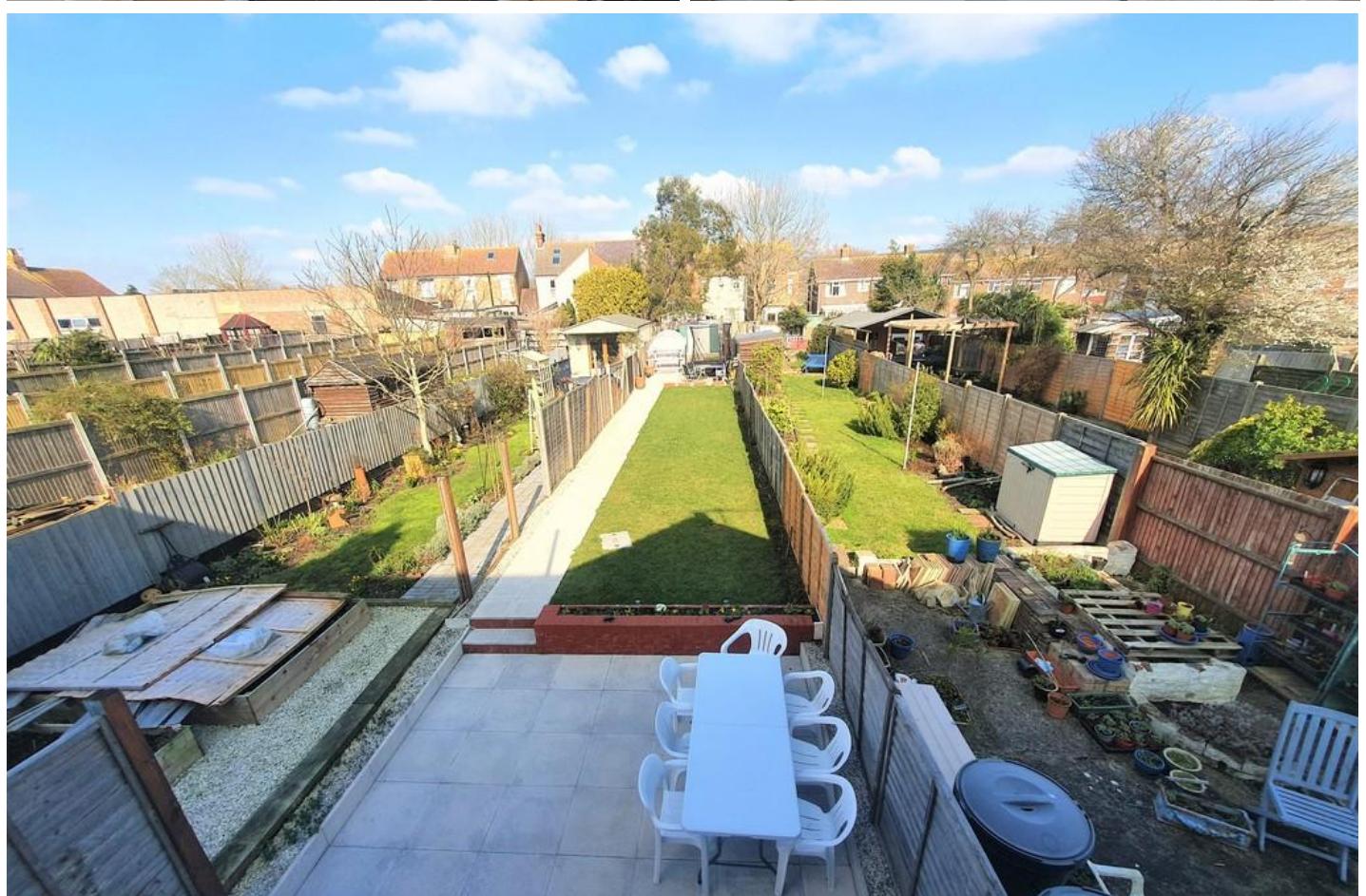
LEAN TO 9' 11 max" x 4' 05 max" (3.02m x 1.35m) UPVC double glazed patio doors leading out to the rear garden, tiled floor, electric point for fridge freezer and chest freezer.

LANDING 10' 03 max" x 4' 10 max" (3.12m x 1.47m) First floor landing has carpeted floor coverings, loft hatch and doors to:-

BEDROOM 14' 04 max" x 10' 08 max" (4.37m x 3.25m) Two UPVC double glazed windows to the front of the property, carpeted floor coverings, two radiators, coving and a feature design wall.

Guide Price £240,000 - £260,000.

Andrew & Co are delighted to bring to the market this lovely two-bedroom mid-terraced property on Cheriton High Street. The property has been decorated to a very good standard and with two double bedrooms and its large rear garden wont be around for long. Call today!



Tenure: Freehold

Local Authority: Folkestone & Hythe District Council

