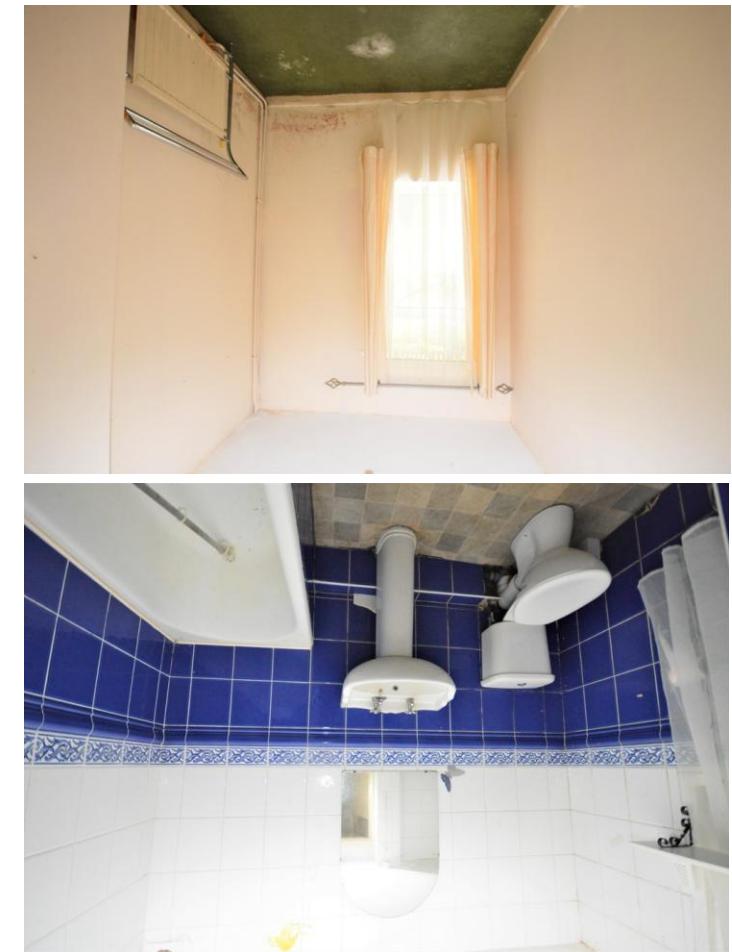
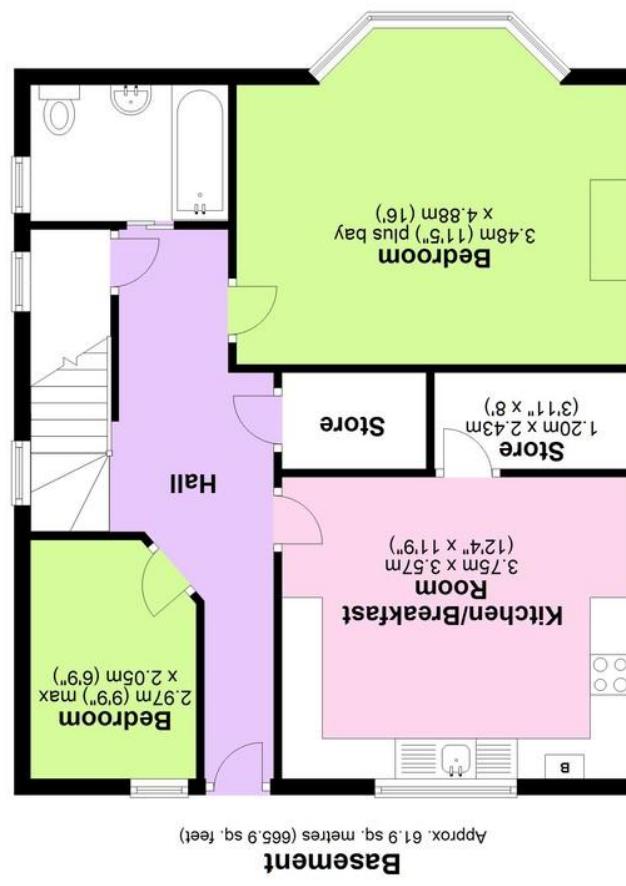
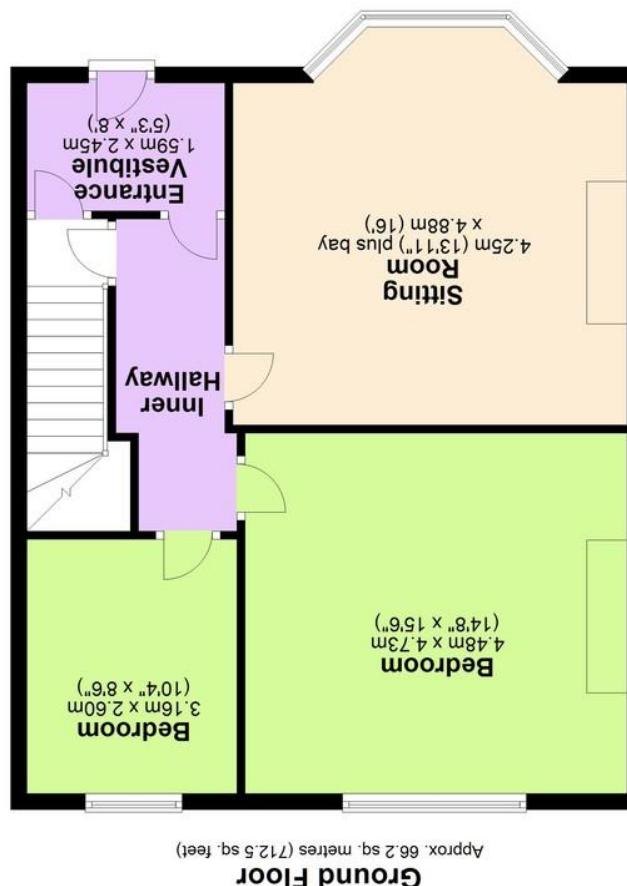


Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for errors or omission. Kent Energy Company.  
Plan produced using Planlup.

Total area: approx. 128.1 sq. metres (1378.4 sq. feet)





**ENTRANCE PORCH** 8' 01 max" x 5' 03 max" (2.46m x 1.6m)  
Private single glazed wooden front door situated at the front of the property leading to a good sized front porch.

**ENTRANCE HALL** 12' 11 max" x 4' 03 max" (3.94m x 1.3m)  
Carpeted floor coverings, high ceilings, beautiful original coving, door leading down to the lower basement level and doors to:-

**LOUNGE/DINER** 17' 00 into bay" x 16' 00 max" (5.18m x 4.88m)  
UPVC double glazed bay windows to the front of the property, carpeted floor coverings, two radiators, high ceilings with beautiful original coving in reasonable condition. There is a feature fireplace and really nice high skirting boards. The room does have some damp however.

**BEDROOM** 15' 06 max" x 14' 06 max" (4.72m x 4.42m) UPVC double glazed window to the rear of the property, high ceilings, beautiful original coving. Stunning original fire place, carpeted floor coverings, radiator and a sink to the corner of the room.

**BEDROOM** 10' 05 max" x 8' 06 max" (3.18m x 2.59m) UPVC double glazed window to the rear of the property, carpeted floor coverings, radiator, and possibly original coving. This room does require work as the ceiling is damaged.

**HALLWAY** 22' 05 max" x 7' 03 max" (6.83m x 2.21m) Stairs lead down from the entrance level to the basement level. UPVC double glazed window to the side of the property, carpeted floor coverings, large internal storage cupboard and a second smaller storage cupboard. There is a wooden glazed door leading out to steps which lead up to the private rear garden. The hallway does also show signs of damp.

**BEDROOM/STUDY** 9' 10 max" x 6' 08 max" (3m x 2.03m) UPVC double glazed window to the rear of the property, carpeted floor coverings and a radiator.

**KITCHEN** 12' 03 max" x 11' 03 max" (3.73m x 3.43m) Single glazed wooden window to the rear of the property, base units and a few of wall units, wall mounted combi boiler which looks fairly new, stainless steel sink, free standing cooker, radiator, vinyl flooring and door to:-

**UTILITY ROOM/STORAGE CUPBOARD** 8' 00 max" x 3' 11 max" (2.44m x 1.19m) Internal store room with vinyl floor tiles and a light.

**BATHROOM** 7' 04 max" x 5' 02 max" (2.24m x 1.57m) Single glazed frosted window to the side of the property, bath, sink, close coupled w/c and a radiator. Bathroom is in need of renovation and joist under the floor will need replacing.

**LOUNGE** 14' 11 into bay" x 5' 11 max" (4.55m x 1.8m) Single glazed wooden bay windows to the front of the property, carpeted floor coverings, radiator, fireplace and coving.

**REAR GARDEN** Private rear garden has access from the back door of this property and also has side access from the front of the property.

**Tenure:** Share of Freehold

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



**Guide Price £150,000 - £170,000.**

Andrew & Co are pleased to bring to the market this 2-3 bedroom ground floor maisonette on Connaught Road, Folkestone. The property is in need of full renovation and does have issues with damp throughout. The property does however have a garden and share of freehold.