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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.

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





ENTRANCE HALL 12' 05 max" x 2' 11 max" (3.78m x 0.89m) UPVC double glazed door to the front of the property, carpeted floor coverings, radiator, stairs to first floor landing with opening and doors to:-

LOUNGE 13' 03 (into bay)" x 11' 02 max" (4.04m x 3.4m) UPVC double glazed bay windows to the front of the property, carpeted floor coverings, feature open fire place with original fire, original coving, radiator with double doors to:-

DINING ROOM 12' 02 max" x 10' 10 max" (3.71m x 3.3m) UPVC double glazed window to the rear of the property, carpeted floor coverings, coving, storage cupboard under the stairs, feature fireplace and a radiator.

KITCHEN/BREAKFAST ROOM 16' 03 max" x 8' 11 max" (4.95m x 2.72m) UPVC double glazed patio doors with vertical blinds leading out to the rear garden with a separate UPVC double glazed window to the side, matching wall and base units, space for a free standing gas cooker with extractor hood, stainless steel sink, space for a fridge freezer, space for washing machine, vinyl non-slip flooring, radiator and a door to:-

WC 4' 11 max" x 2' 05 max" (1.5m x 0.74m) Downstairs w/c cloakroom with UPVC double glazed frosted window to the rear of the property, vinyl flooring, close coupled w/c, hand basin and wall mounted combi boiler which is only 5 years old.

LANDING 11' 04 max" x 4' 07 max" (3.45m x 1.4m) First floor landing has carpeted floor coverings, loft hatch with drop down ladder to a fully boarded loft space with sufficient head height, coving and doors to:-

Guide Price £300,000 - £320,000.

Andrew & Co are pleased to bring to the market this three-bedroom, end terraced property on Chart Road Cheriton. The property has been redecorated throughout and will be sold chain free. Just a short walk to high speed train to London and close to local schools.

BEDROOM 14' 07 max" x 13' 04 (into bay)" (4.44m x 4.06m) UPVC double glazed windows to the front of the property, newly fitted carpeted floor coverings, coving and a radiator.

BEDROOM 10' 11 max" x 9' 06 max" (3.33m x 2.9m) UPVC double glazed window to the rear of the property, newly fitted carpeted floor coverings, coving and a radiator.

BEDROOM 9' 00 max" x 6' 00 max" (2.74m x 1.83m) UPVC double glazed window to the rear of the property, newly fitted carpeted floor coverings and a radiator.

BATHROOM 7' 07 max" x 5' 11 max" (2.31m x 1.8m) UPVC double glazed frosted window to the side of the property, bath with mixer taps to a shower attachment, close coupled w/c, vanity style hand basin, heated towel rail, full tiled walls, vinyl flooring and an extractor fan.

REAR GARDEN Patio area as you first exit the property, area with artificial grass, outside shed and a lovely seating area to the rear of the garden. There is also a patio down the side leading to side gated access to the front of the property via an alleyway.

Tenure: Freehold

Local Authority: Folkestone & Hythe District Council

