

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.

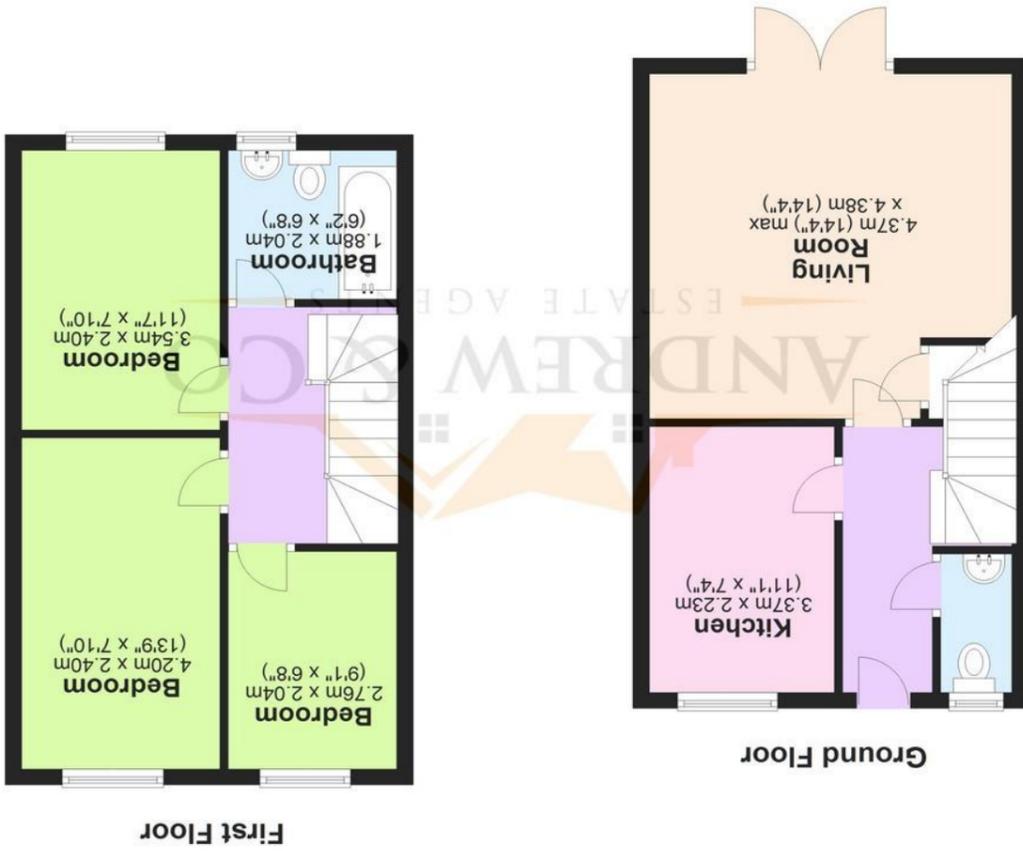
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Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
 Plan produced using PlanUp.





ENTRANCE HALL 11' 00 max" x 3' 06 max" (3.35m x 1.07m) Composite glazed front door with a small glazed panel, laminate wood flooring with stairs to first floor landing, radiator and doors to:-

KITCHEN 11' 00 max" x 7' 04 max" (3.35m x 2.24m) UPVC double glazed window to the front of the property, laminate wood flooring and a radiator. Kitchen comprises of matching wall and base units, stainless steel sink, fan oven with gas hob and extractor fan, cupboard housing the combi boiler, integrated dishwasher and integrated washing machine and a space for a free-standing fridge freezer.

LOUNGE/DINER 16' 04 max" x 14' 04 max" (4.98m x 4.37m) UPVC double glazed patio doors out to the garden with UPVC double glazed windows either side, laminate wood flooring, large storage cupboard under the stairs and a radiator.

WC 6' 03 max" x 3' 00 max" (1.91m x 0.91m) UPVC double glazed frosted window to the front of the property, laminate wood flooring, close coupled w/c, pedestal hand basin and a radiator.

LANDING 9' 10 max" x 6' 01 max" (3m x 1.85m) Carpeted floor coverings, loft hatch and doors to:-

Guide Price £330,000 - £350,000.

Andrew & Co are delighted to bring to the market this three-bedroom, semi-detached property on Allmand Drive, Cheriton. The property has off road parking with a Southwest facing garden and is a freehold property. Could be sold chain free dependant of situation.

BEDROOM 13' 09 max" x 7' 10 max" (4.19m x 2.39m) UPVC double glazed window to the rear of the property, carpeted floor coverings and a radiator.

BEDROOM 11' 09 max" x 7' 10 max" (3.58m x 2.39m) UPVC double glazed window to the front of the property, carpeted floor coverings and a radiator.

BEDROOM 9' 00 max" x 6' 01 max" (2.74m x 1.85m) UPVC double glazed window to the rear of the property, carpeted floor coverings and a radiator.

BATHROOM 6' 02 max" x 6' 01 max" (1.88m x 1.85m) UPVC double glazed frosted window to the front of the property, laminate wood flooring, bath with a thermostatic shower over the bath, close coupled w/c, hand basin and a radiator.

REAR GARDEN Lovely rear garden with a patio area, area laid to lawn and an outside shed.

FRONT One allocated parking bay and there are other sufficient visitor parking bays.

Tenure: Freehold (Service Charge £343.72 PA)

Local Authority: Folkestone & Hythe District Council

