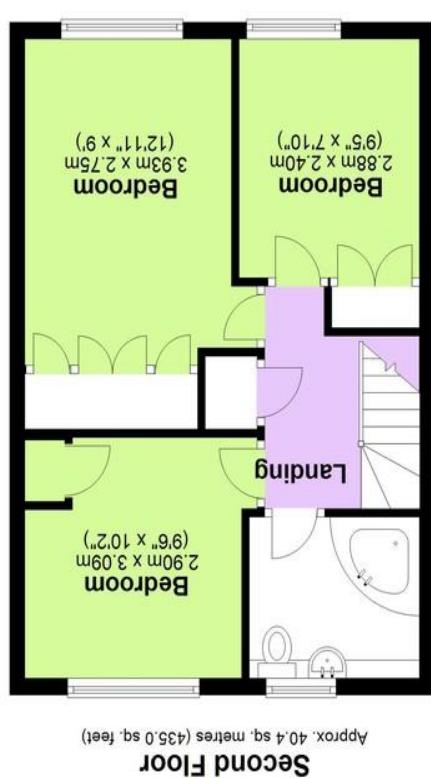
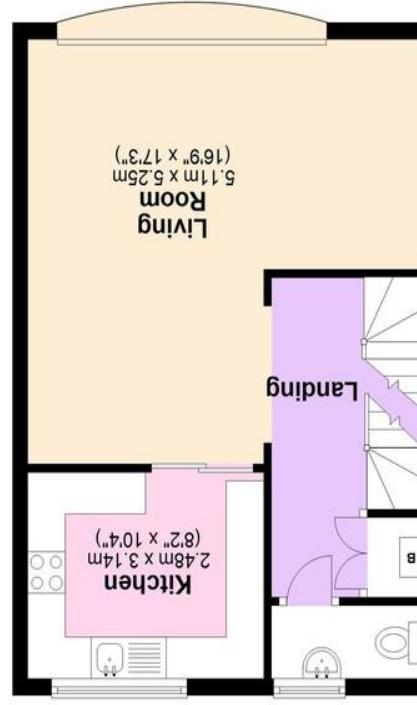




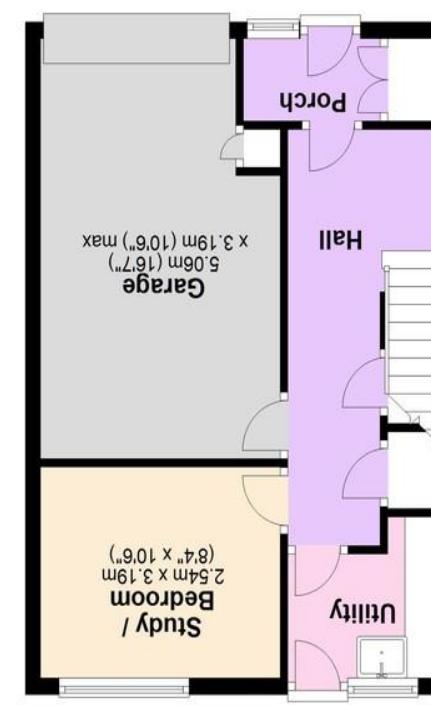
Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company
only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.
MORTGAGE: 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.
or the service, appliances and fittings etc. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included only the ground floor is shown.
Total area: approx. 122.4 sq. metres (1317.8 sq. feet)



Second Floor
Approx. 40.4 sq. metres (435.0 sq. feet)



First Floor
Approx. 40.8 sq. metres (439.6 sq. feet)
Ground Floor
Approx. 41.2 sq. metres (443.2 sq. feet)



Ground Floor
Approx. 41.2 sq. metres (443.2 sq. feet)





ENTRANCE PORCH 8' 07 max" x 2' 09 max" (2.62m x 0.84m) UPVC glazed front door to the front of the property with tiled floors, large storage cupboard and internal glazed wooden door.

ENTRANCE HALL 16' 04 max" x 6' 06 max" (4.98m x 1.98m) Lovely natural light hall, tiled floor with a storage cupboard under the stairs, stairs to first floor landing, door to the garage, radiator, coving and doors to:-

BEDROOM 10' 04 max" x 8' 01 max" (3.15m x 2.46m) UPVC double glazed window looking out to the rear garden with fitted venetian blinds, carpeted floor coverings and a radiator.

UTILITY ROOM 6' 05 max" x 6' 04 max" (1.96m x 1.93m) UPVC double glazed door out to the garden with UPVC double glazed window to the side, Belfast style sink, wall units, space for a washing machine and space for a slimline tumble dryer, tiled walls and a radiator.

KITCHEN 10' 04 max" x 8' 01 max" (3.15m x 2.46m) UPVC double glazed windows to the rear of the property, vertical fitted blinds, matching wall and base units, freestanding gas cooker, sink, space for a dishwasher, cupboard housing the fridge freezer, breakfast bar, vinyl flooring and coving.

LANDING 8' 08 max" x 6' 07 max" (2.64m x 2.01m) Second floor landing has carpeted floor coverings, loft hatch and a large storage/airing cupboard with doors to:-

BEDROOM 12' 11 max" x 8' 11 max" (3.94m x 2.72m) UPVC double glazed window to the front of the property, in-built fitted wardrobes, coving, carpeted floor coverings and a radiator.

BEDROOM 9' 06 max" x 9' 06 max" (2.9m x 2.9m) UPVC double glazed window to the rear of the property with lovely views over towards the south downs, radiator and a storage cupboard.

BEDROOM 9' 01 max" x 7' 10 max" (2.77m x 2.39m) UPVC double glazed window to the front of the property, carpeted floor coverings, in-built storage cupboard, radiator and coving.

REAR GARDEN As you exit the property from the ground floor there is an area with artificial Astro turf, steps up to the main garden. Main garden has a large area laid to lawn and a patio area to the end of the garden.

FRONT GARDEN Front garden with off road parking for one car on the drive with access to the garage.

GARAGE 17' 02 max" x 10' 05 max" (5.23m x 3.18m) Manual garage door, electric supply, space for a chest freezer and space for a tumble dryer.

LANDING 12' 03 max" x 6' 05 max" (3.73m x 1.96m) First floor landing has stairs to second floor, carpeted floor coverings, large store cupboard housing the boiler and doors to:-

WC 6' 05 max" x 2' 12 max" (1.96m x 0.91m) UPVC double glazed frosted window to the rear with fitted vertical blinds, close coupled w/c with wall unit, pedestal sink, radiator, vinyl floor and part tiled walls.

LOUNGE/DINER 18' 06 (into bay)" x 17' 02 max" (5.64m x 5.23m) UPVC double glazed bay window with fitted venetian blinds to the front of the property giving beautiful natural light, laminate wood flooring, radiator, coving, opening to the hallway with two radiators and door to:-

Guide Price £380,000 - £400,000.

Andrew & Co are delighted to bring to the market this four bedroom, mid-terraced property of Beech Close, Folkestone. The property is decorated to a nice standard with off road parking and a garage, close by to local shops. To view this property call 01303 279955.

