



## 5 MINTER AVENUE, FOLKESTONE

**£225,000 Freehold**

This modern semi detached bungalow benefits from a pleasant corner position within the Minter Close cul-de-sac development in the semi rural location of Densole, a village with great access to Folkestone and Canterbury both reached by regular bus service, and the M20 motorway being just 3 miles away.

The bungalow is of brick faced elevations under a pitched tiled roof and with the benefit of UPVC replacement double glazed windows, Georgian style to front, and also with rear conservatory. The bungalow now offers an excellent opportunity for the further modernisation now required.



# 5 Minter Avenue Folkestone CT18 7DS

**PORCH AND ENTRANCE HALL , LIVING ROOM , KITCHEN ,  
CONSERVATORY , TWO BEDROOMS , BATHROOM/W.C.**

## Description

This modern semi detached bungalow benefits from a pleasant corner position within the Minter Close cul-de-sac development in the semi rural location of Densole, a village with great access to Folkestone and Canterbury both reached by regular bus service, and the M20 motorway being just 3 miles away. The bungalow is of traditional brick elevations under a pitched tiled roof and with the benefit of UPVC replacement double glazed windows, Georgian style to front, and also with rear conservatory. The bungalow now offers an excellent opportunity for the further modernisation now required and the accommodation comprises. UPVC half glazed door to:-

### PORCH

With quarry tiled floor, inner panelled front door to:-

### ENTRANCE HALL

Having inset spotlights, radiator.

### LIVING ROOM (Rear) 15'6" x 11'6" (4.72m x 3.51m)

Having brick fireplace feature with fitted gas fire, sliding UPVC doors to rear patio and garden.

### KITCHEN 10'8" x 8'6" max. (3.25m x 2.59m)

Having worktops and cupboards to two sides, single drainer stainless steel sink and mixer tap, two built in store cupboards, recess for cooker, space for fridge, plumbing for washing machine, trap to loft housing combi gas boiler. Door through to:-

### CONSERVATORY 10'0" x 10'0" (3.05m x 3.05m)

UPVC double glazed on brick base and with polycarbonate roof and having door to rear garden.

### BEDROOM ONE (Front) 14'6" x 11'6" (4.42m x 3.51m)

Having radiator.

### BEDROOM TWO 9'3" x 8'0" max. (2.82m x 2.44m)

Having fitted cupboards to bed recess, double radiator.

### BATHROOM/W.C.

Having panelled bath with mixer tap, pedestal basin, low level W.C., boarded ceiling with inset spotlights, fully tiled walls and

floor, radiator.

### OUTSIDE

Open planned lawned gardens to front and side, fully enclosed and secured rear garden area with panelled fence surround, patio to rear of bungalow. To the rear there is a driveway to:-

### GARAGE 18'0" x 6'7" (5.49m x 2.01m)

Having up-and-over door, power and light and open through to:-

### TIMBER WORKSHOP 9'0" x 6'0" (2.74m x 1.83m)

With connecting door through to rear garden.

### COUNCIL TAX

Band C.

**Tenure** Freehold

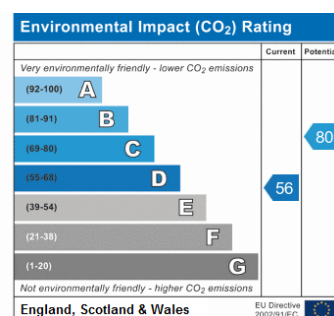
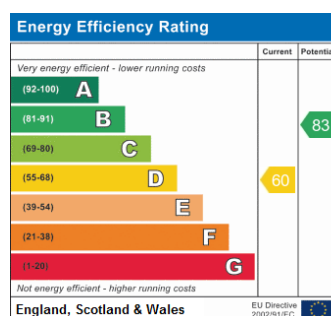
**Postcode** CT18 7DS

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_002836

### Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00







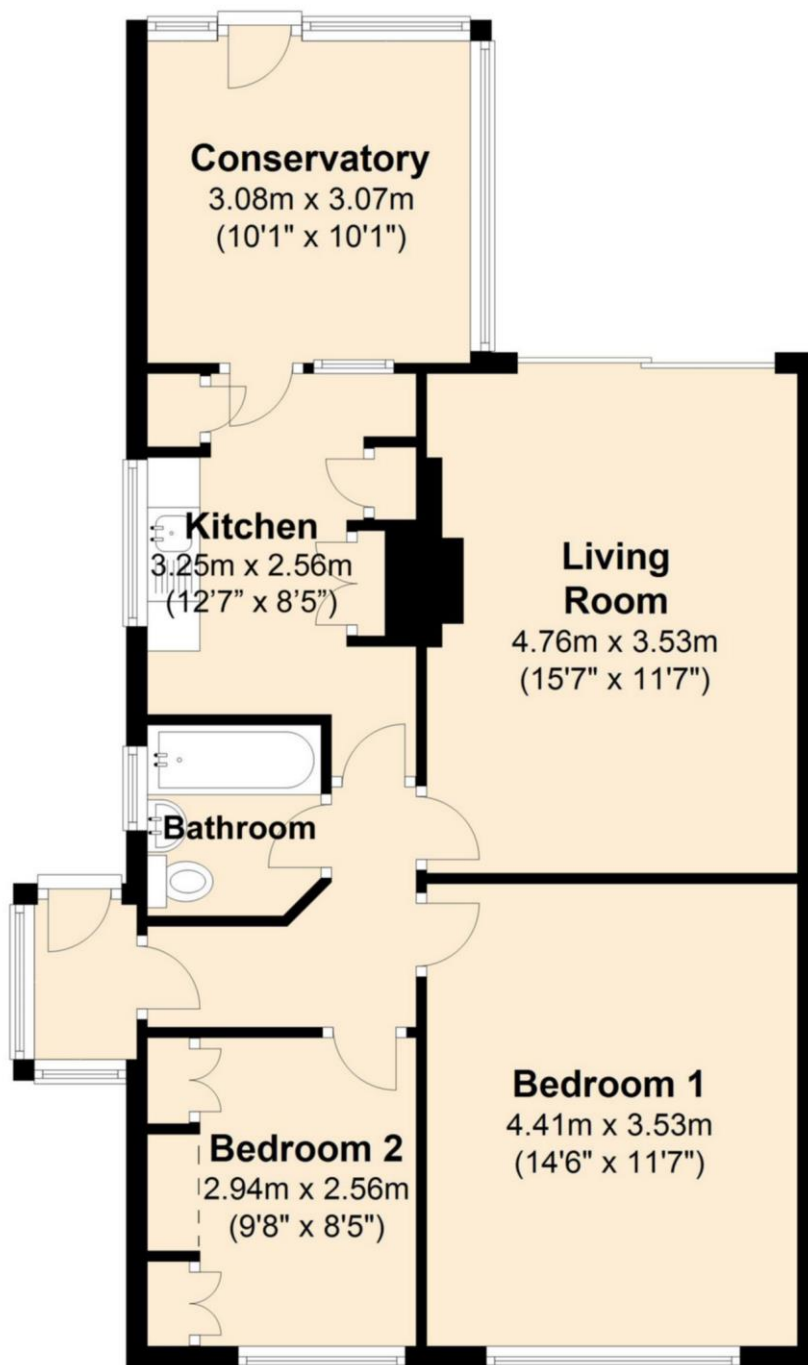






## Ground Floor

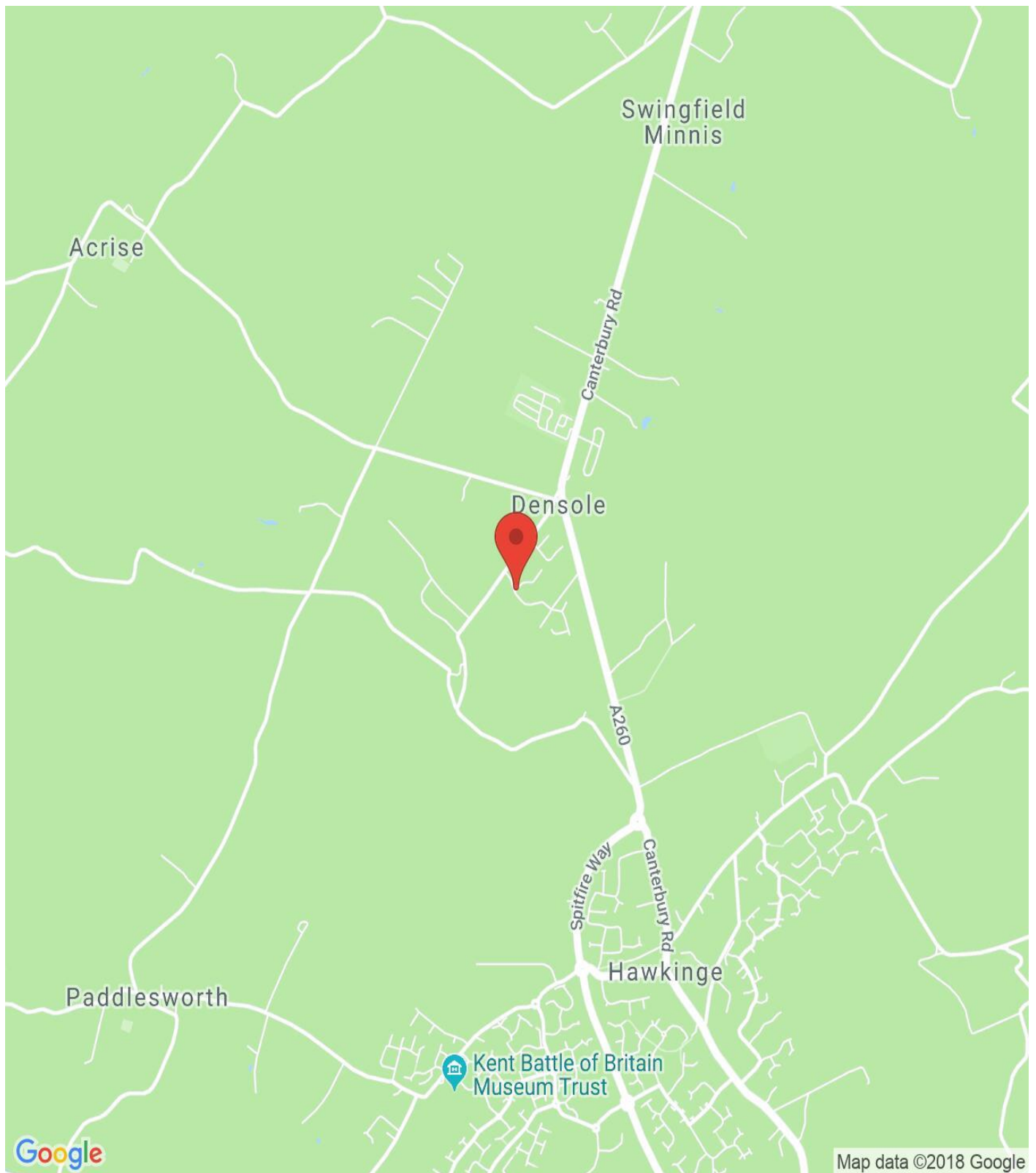
Approx. 68.7 sq. metres (739.1 sq. feet)



Total area: approx. 68.7 sq. metres (739.1 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property





#### IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.