



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



49 BURROW ROAD, FOLKESTONE

£172,500 Freehold

**A WELL APPOINTED AND PLEASANTLY LOCATED
TWO BEDROOM END TERRACE HOUSE**

NO CHAIN

HW1708178545



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Kim A Clinch BSc, FRICS

49 Burrow Road Folkestone CT19 6DJ

**ENTRANCE HALL, OPEN PLAN LOUNGE & DINING ROOM, KITCHEN,
TWO BEDROOMS, SPACIOUS BATHROOM/W.C., COURTYARD REAR
GARDEN & SIDE ACCESS,
GAS CENTRAL HEATING, REPLACEMENT DOUBLE GLAZING,
ATTRACTIVE FINISH THROUGHOUT**

Description

This very well presented two bedroom end of terrace house benefits from a pleasant south facing corner position in Burrow Road cul-de-sac situated in the popular East Cliff area of Folkestone. The town centre and High Speed rail services and harbour area are all within about one mile distance.

The house is of distinctive rough cast rendered elevations under pitched tiled roof and has the benefit of UPVC replacement double glazed windows. Internal viewing is recommended to appreciate the standard of recent refurbishment and the accommodation comprises:-

Obscure glazed hardwood front door to:-

ENTRANCE PORCH

Inner part glazed door to:-

ENTRANCE HALL

Having laminate flooring, radiator.

THROUGH LOUNGE/DINING ROOM

26'2" X 10'7" (7.98m x 3.22m)

With feature decorative archway divide.

LOUNGE (Front)

Radiator, pleasant south facing open outlook, fitted carpets extending through to:-

DINING ROOM

Having tiled fireplace recess, radiator, understairs cupboard.

KITCHEN 11'6" x 6'11" (3.51m x 2.11m)

Having good range of wood effect cupboards and drawers to three sides under rolled worktops and incorporating single drainer stainless steel sink, matching range of wall cupboards, tiled floor, wall mounted Baxi gas boiler, plumbing for washing machine, radiator, Rangemaster gas cooker and extractor hood, half glazed UPVC door to outside.

Carpeted stairs to:-

FIRST FLOOR LANDING

Having trap to loft, overstairs cupboard.

BEDROOM ONE (Front) 13'4" x 12'2" (4.05m x 3.71m)

Having laminate floor, recess cupboard, radiator with panelled door.

BEDROOM TWO (Rear) 13'8" x 8'2" (4.16m x 2.50m)

Having recess cupboard, radiator, wash hand basin, wood panelled door.

SPACIOUS BATHROOM/W.C.

Having white panelled bath, basin and vanity surround with cupboards under, low level W.C. with box to cistern, heated towel rail, airing cupboard with hot water tank and immersion heater, fitted shelf and mirror.

OUTSIDE

Fully enclosed and private rear raised concrete patio area and with the benefit of separate side secured access, outside tap. Feature dwarf brick wall to front.

COUNCIL TAX

Band B.

Tenure Freehold

Postcode CT19 6DJ

Viewings Strictly by appointment only -
Property Reference HWALD_008545

Opening Hours:

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 3.00

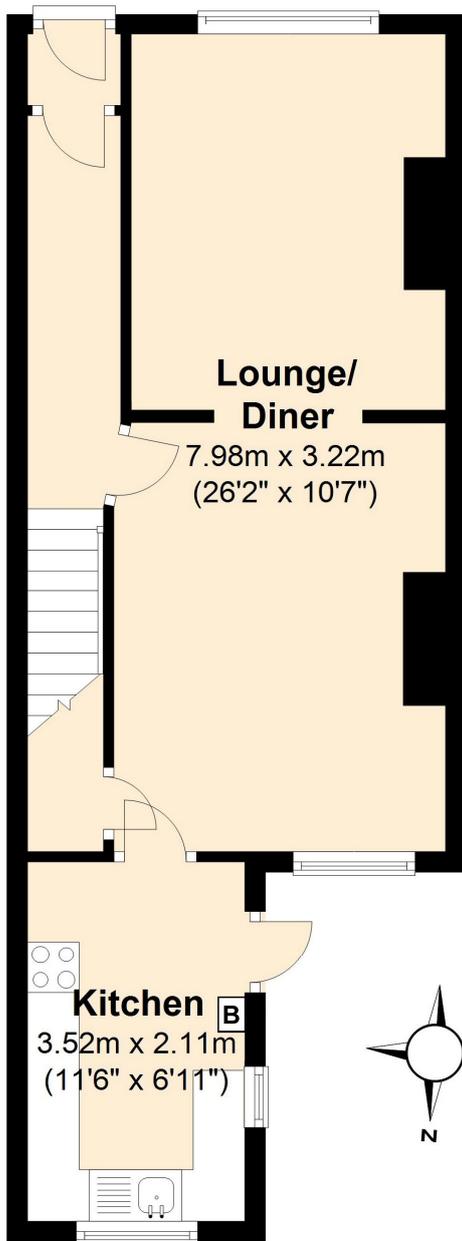






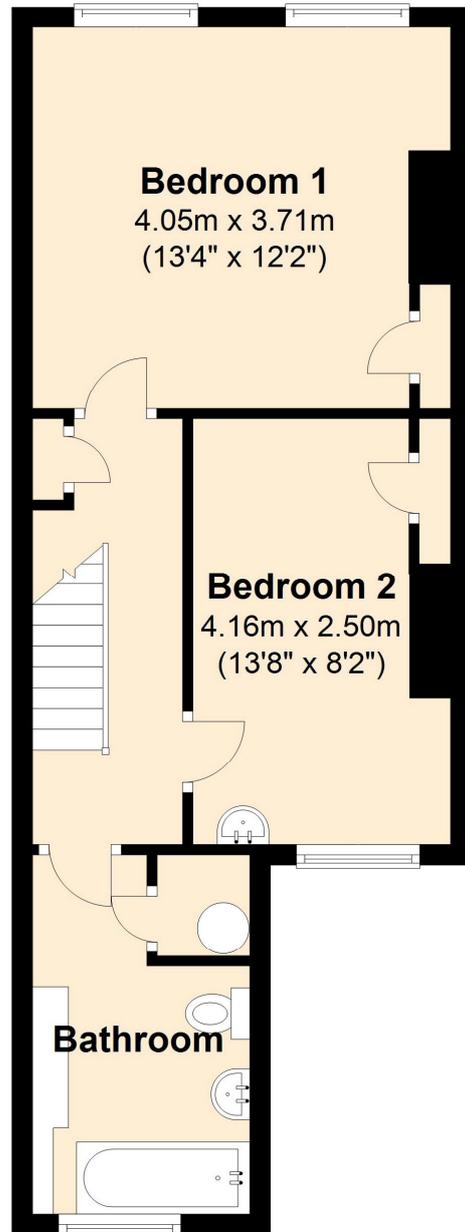
Ground Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



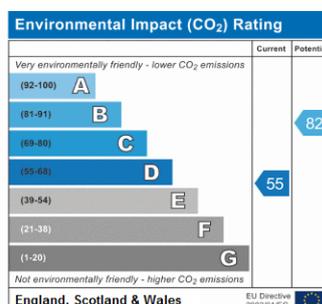
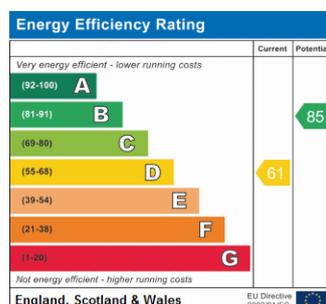
First Floor

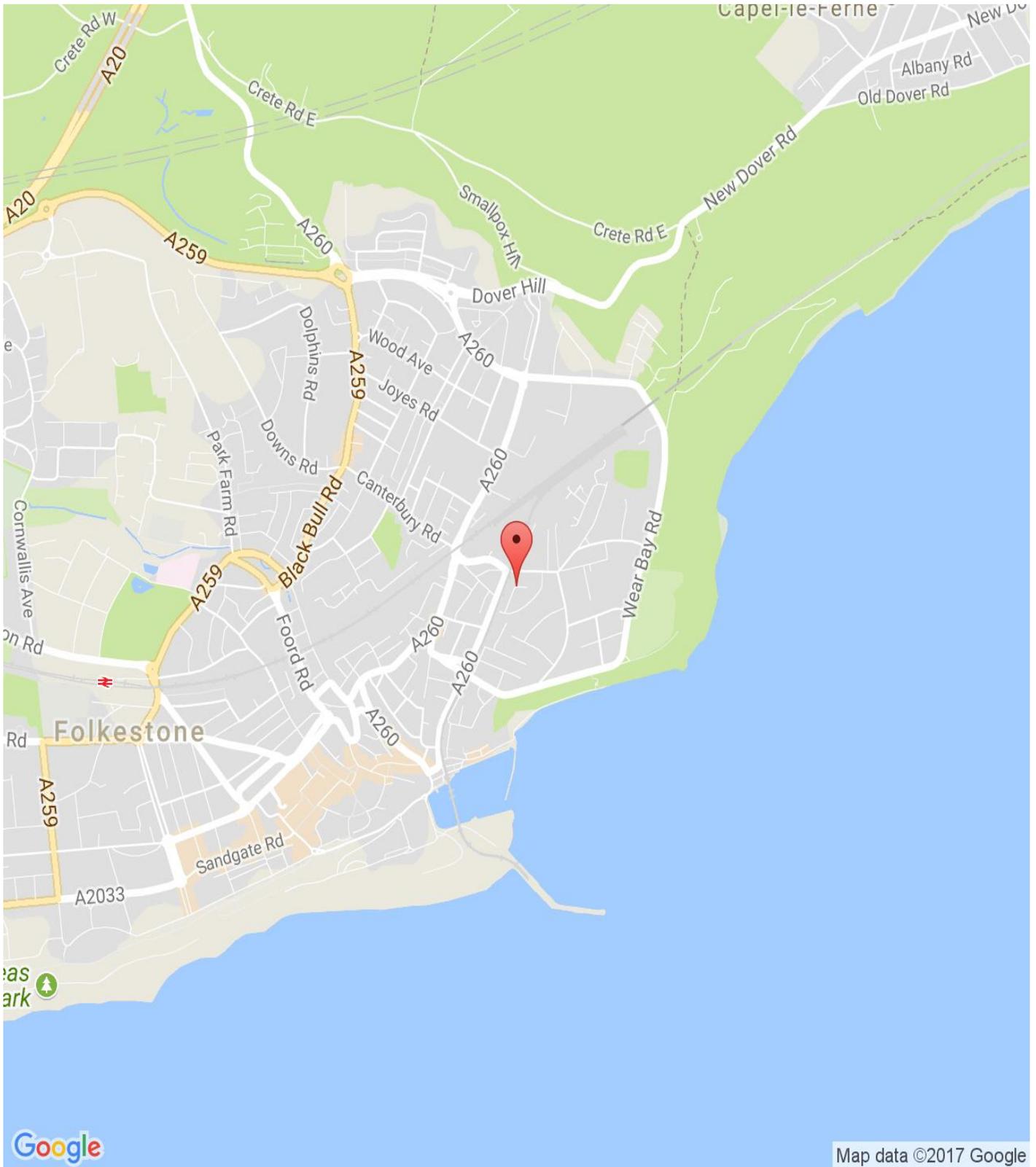
Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 79.8 sq. metres (859.4 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.

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