



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



50 STAR LANE, FOLKESTONE

£180,000 Freehold

**A MODERN TWO BEDROOM SEMI DETACHED
HOUSE FOR REFURBISHMENT IN PLEASANT CUL-DE-
SAC LOCATION**

NO CHAIN

HW19010188648



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**ENTRANCE HAL, LIVING ROOM, KITCHEN/DINER, TWO BEDROOMS,
BATHROOM/W.C., PARKING SPACE, ENCLOSED REAR GARDEN,
GAS CENTRAL HEATING, DOUBLE GLAZED**

Description

Located in a pleasant end of cul-de-sac location this excellent refurbishment opportunity forms part of the varied development built approximately 35 years ago and situated approximately 2 miles from Folkestone town centre.

The property is particularly convenient for M20 connections, bus services and schools, whilst high speed rail services are about half a mile distance.

The accommodation comprises:-

Glazed front door to:-

ENTRANCE HALL

LIVING ROOM 13'3" x 9'10" (4.04m x 3.00m)

Having fitted gas fire, bay window to front, double radiator.

KITCHEN 13'4" x 9'6" (4.06m x 2.90m)

Having worktops and cupboards and drawers to three sides and range of matching wall cupboards. Gas hob and Neff oven, 1.5 bowl sink and mixer tap, large understairs cupboard, double radiator, tiled floor, glazed door to enclosed rear garden.

Stairs to:-

FIRST FLOOR LANDING

Having a trap to loft, airing cupboard with hot water tank and immersion heater.

BEDROOM ONE (Front) 13'3" x 11'6" max. (4.05m x 3.50m) 10 min.

Having built in double wardrobe and radiator.

BEDROOM TWO (Rear) 11'2" x 6'9" (3.40m x 2.05m)

Having radiator.

BATHROOM/W.C.

Having coloured suite comprising panelled bath, pedestal basin, low level W.C., part tiled walls.

OUTSIDE

Enclosed rear garden area with panelled fenced surround, mainly paved and with metal shed.

Open plan front garden area and on site parking.

COUNCIL TAX

Band C.

Tenure Freehold

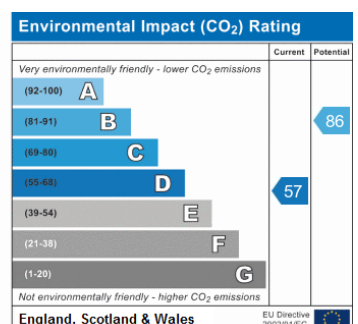
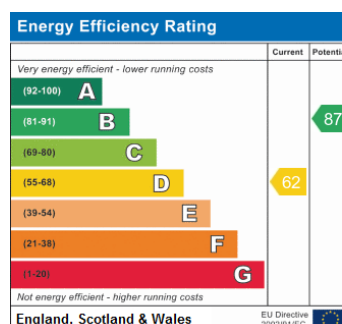
Postcode CT19 4QQ

Viewings Strictly by appointment only -
Property Reference HWALD_008648

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



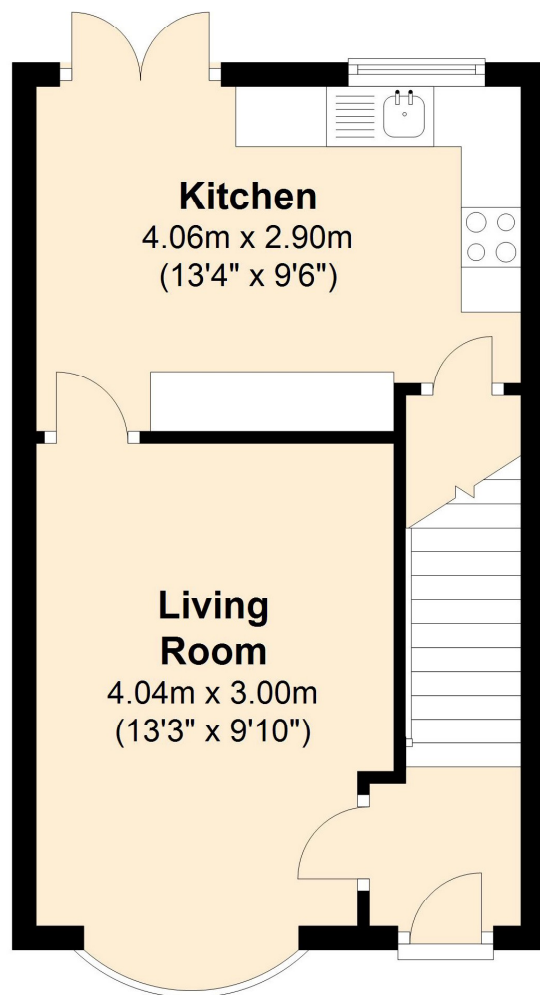






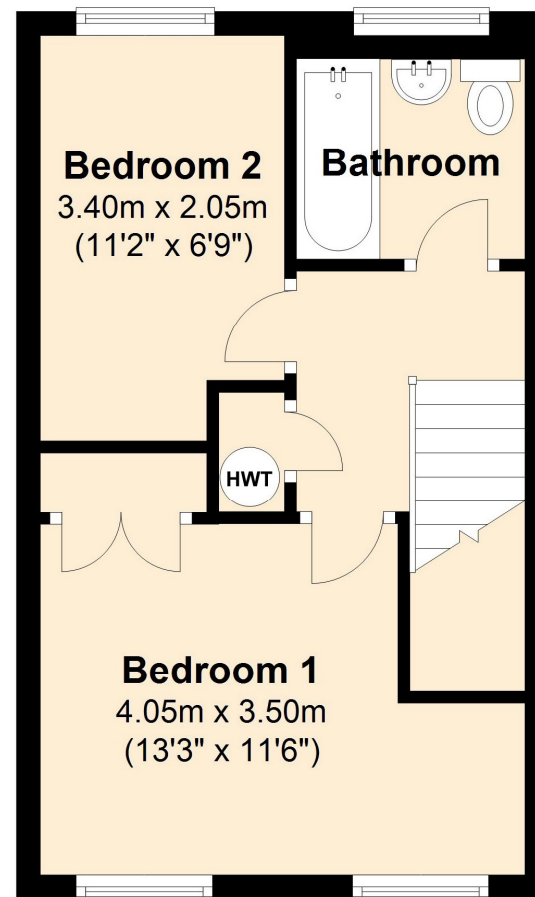
Ground Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



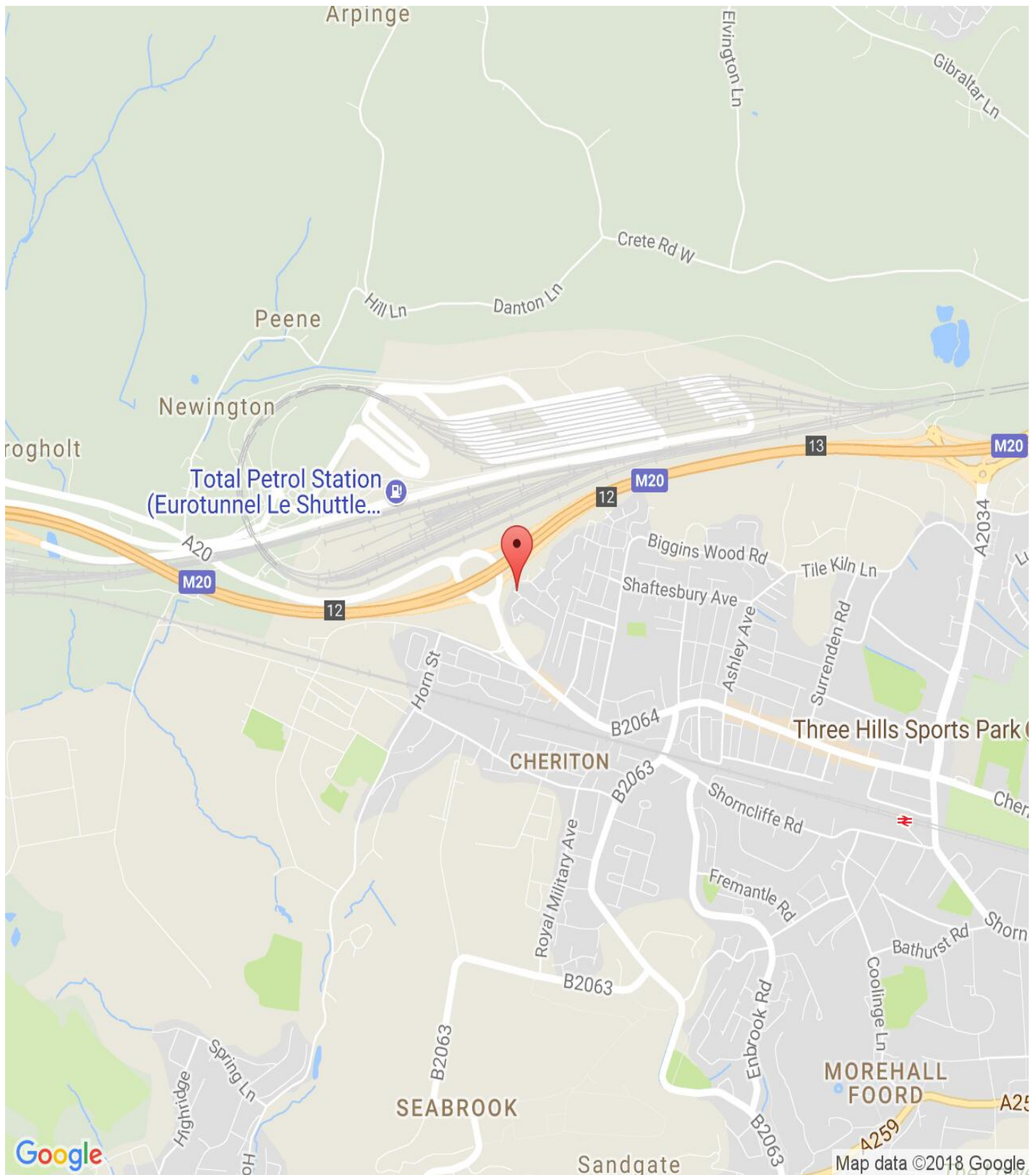
First Floor

Approx. 28.5 sq. metres (307.3 sq. feet)



Total area: approx. 57.8 sq. metres (622.2 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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