



28 PARK ROAD, FOLKESTONE

£250,000 Freehold

GUIDE PRICE £250,000 - £260,000

THREE BEDROOM HOUSE WITH GARAGE IN CHERITON –

Offered to the market in excellent condition, this lovely family home also comes with a private rear garden and is a short distance from Folkestone West station.



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Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co
Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

28 Park Road Folkestone CT19 4DG

**THREE DOUBLE BEDROOMS , GARAGE , PRIVATE REAR GARDEN ,
EXCELLENT CONDITION , SPACIOUS KITCHEN , TWO RECEPTION
ROOMS**

Description

Situated on Park Road in Cheriton, this well presented house is perfectly located for all the important local amenities such as high street shops, schools and a supermarket as well as post office and a doctors surgery. The property is also well placed for transports links including the local bus network, Folkestone West train station and the M20 motorway and Channel Tunnel.

Accommodation is arranged over three floors and includes a small entrance porch to the front, from here you arrive in the lounge which features recently fitted carpet and a lovely bay window. The dining room is bright, has wooden flooring and an understairs storage cupboard and has a wide archway which leads into the kitchen. The kitchen itself is fitted with wall and base units and there is plumbing for appliances and the room overlooks the rear garden.

As you head upstairs you will arrive at the first floor landing. The master bedroom is at the front of the property and is a large double, the second bedroom looks out onto the rear garden and also has a built-in storage cupboard. The family bathroom has a bath with overhead shower, fully tiled walls and a stylish floor. Stairs from the first floor landing lead up to the third double bedroom which has a velux window and storage space in the eaves.

Externally, the property appreciates a rear garden which is predominantly laid to artificial lawn but has a small paved patio and concrete pathway stretching down to the garage which is at the rear of the property. At the back of the garden there is a gate which leads in from the rear access road. The large garage could be used for parking or workshop and benefits from a door into the rear garden, this could also be converted (stpp) into a home office or studio.

Furthermore, the house features gas central heating and uPVC double glazing.

Call Motis Estates to arrange your viewing - 01303 212020

Tenure Freehold

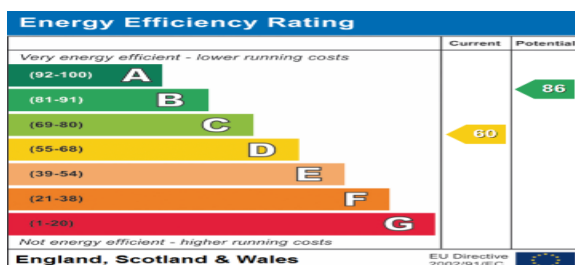
Postcode CT19 4DG

Viewings Strictly by appointment only -
Property Reference MOTIS_003942

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



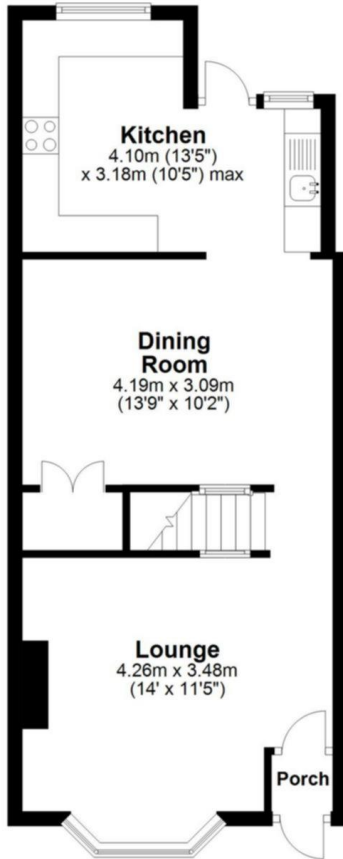






Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



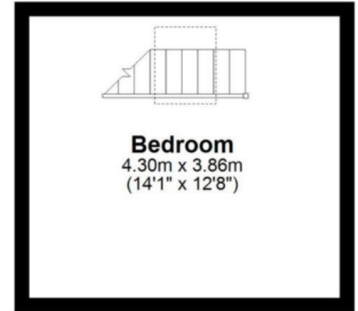
First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)

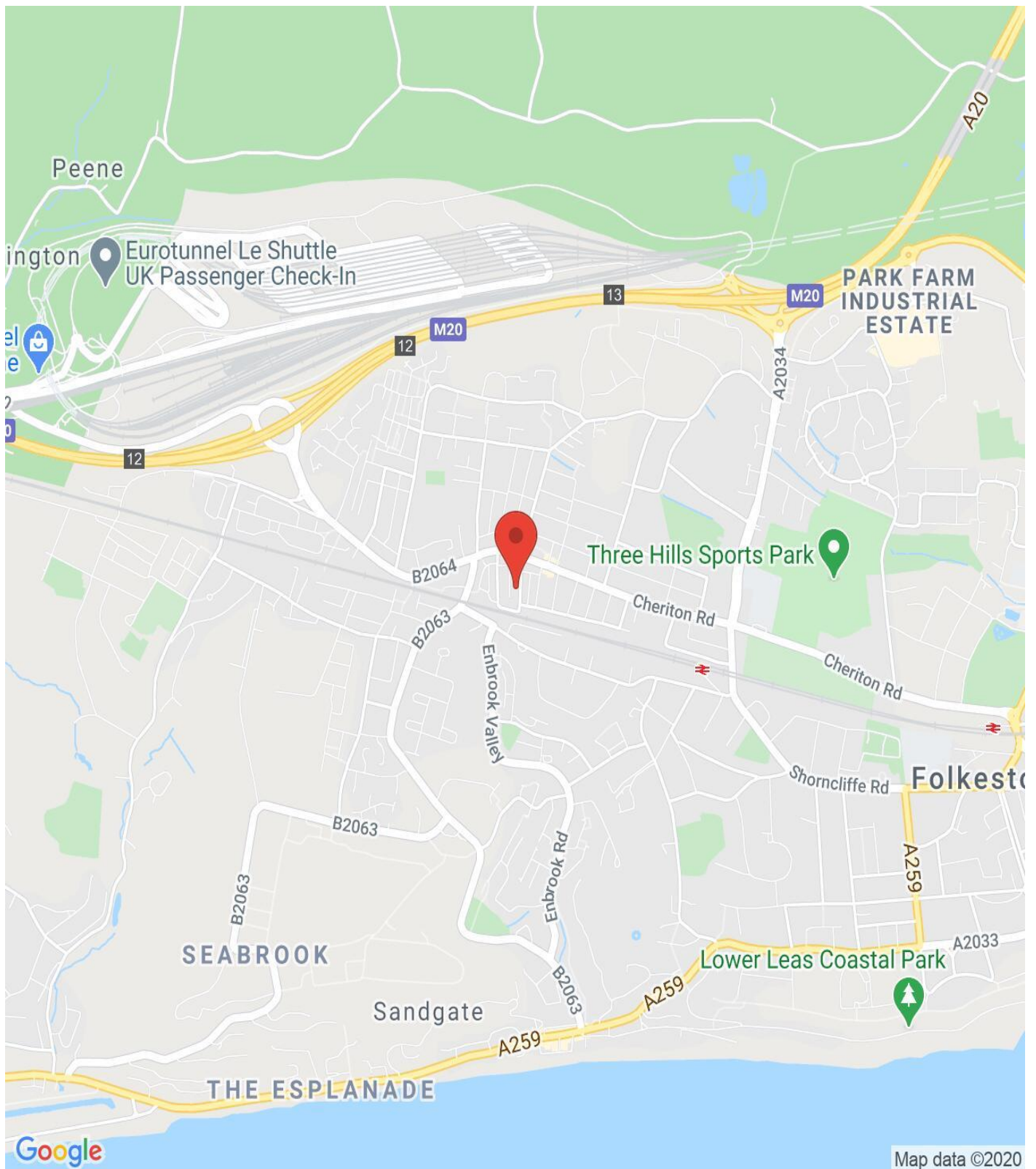


Second Floor

Approx. 16.4 sq. metres (177.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



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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