



**14 CAULDHAM CLOSE,  
FOLKESTONE**

**£320,000 Freehold**

**THREE BEDROOM SEMI DETACHED HOUSE IN CAPEL**

Located in a quiet cul-de-sac, this well maintained house is offered to the market with no forward chain



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# 14 Cauldham Close Folkestone CT18 7HH

**LARGE CORNER PLOT , SCOPE TO EXTEND (STPP) , CUL-DE-SAC  
LOCATION , NO CHAIN , TWO BATHROOMS (UPSTAIRS &  
DOWNSTAIRS) , UTILITY ROOM**

## **Description**

Located in a cul-de-sac in Capel-Le-Ferne sits this three bedroom semi-detached family home that sits on a large plot which we feel is suitable for a large extension (subject to planning).

Inside the property there is a porch area on entrance leading to a large living area which takes you to the kitchen diner at the rear of the house. From here there is a utility area and downstairs bathroom room. Upstairs you will find two double bedrooms and a single along with the family bathroom.

The property is well presented throughout and is being sold with no forward chain.

Call Motis Estates to arrange your viewing - 01303 212020

**Tenure** Freehold

**Postcode** CT18 7HH

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_004012

## **Opening Hours:**

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

## **EPC:**

Awaited

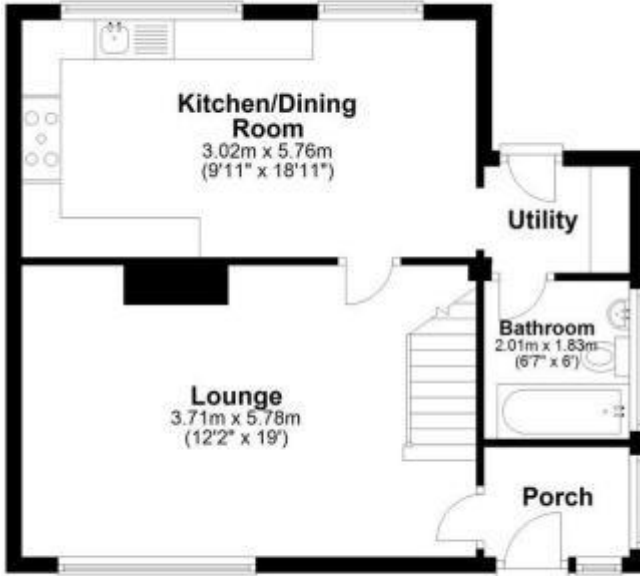






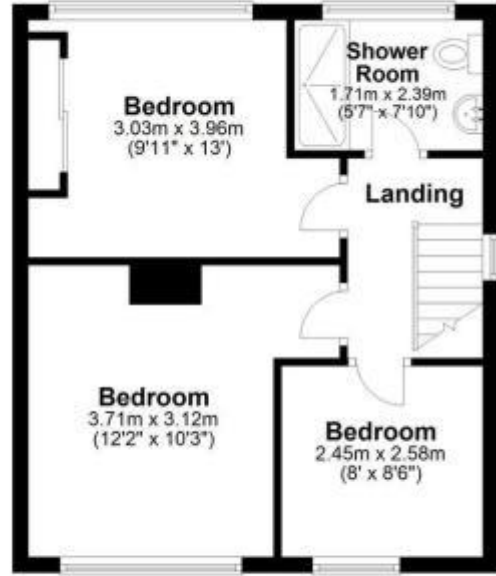
### Ground Floor

Approx. 49.1 sq. metres (528.0 sq. feet)



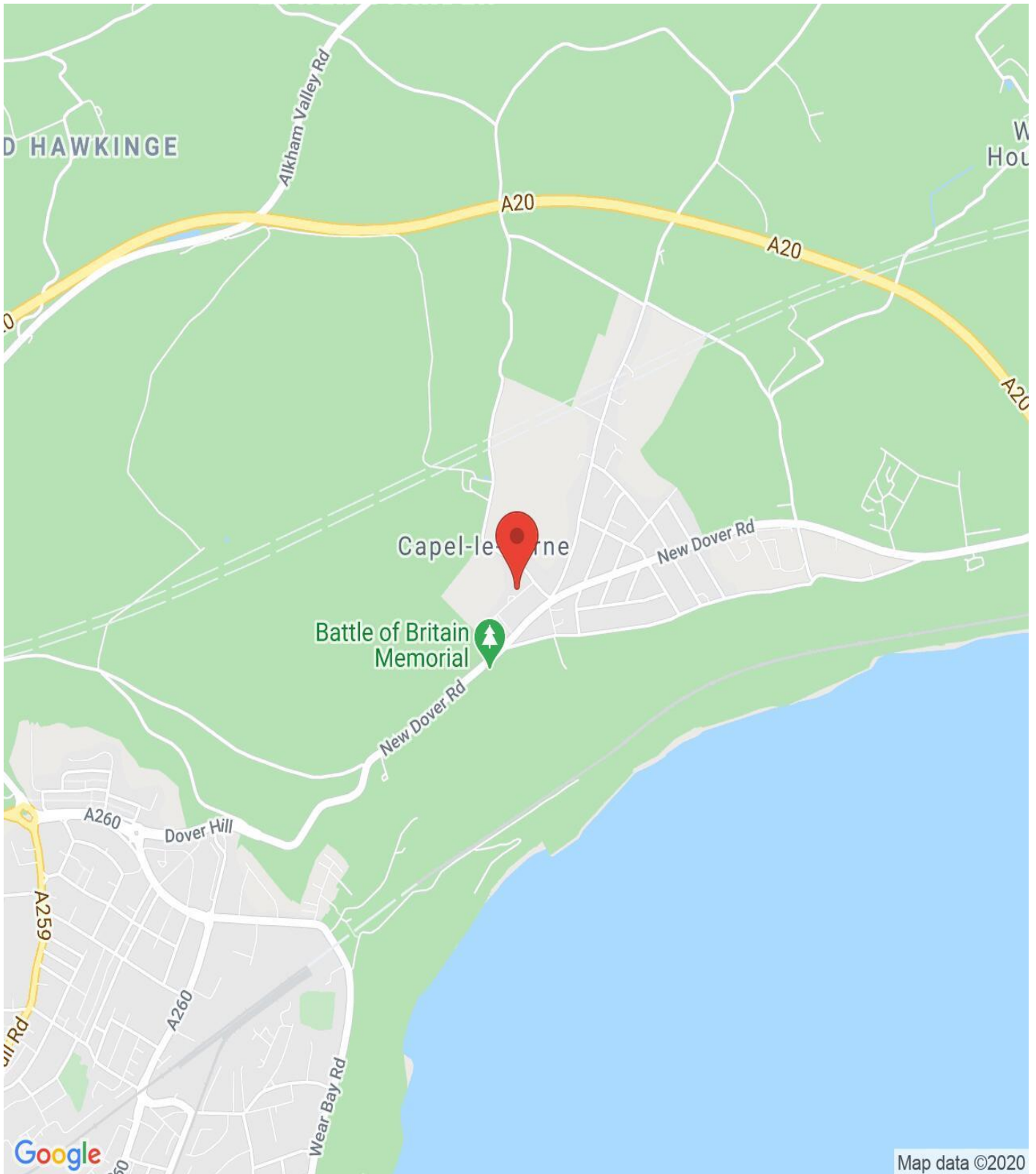
### First Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



Total area: approx. 88.8 sq. metres (955.4 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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