



3 West View Canterbury Road Folkestone Kent CT19 5QJ

Guide Price **£275,000**



- Semi detached house
- Three bedrooms
- Sitting room and dining room
- Good sized rear garden
- Updating required

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated to the northern end of Folkestone the town offering a good selection of shopping facilities and amenities including; high speed rail services from both Folkestone stations to London St Pancras in just over fifty minutes a sports centre with a range of facilities including a dry ski slope primary and secondary schooling including both boys and girls grammar schools. The famous Leas offers pleasant walks together with the Leas Cliff Hall. The Folkestone harbour area and arm has had substantial investment in recent years and now offers a host of pop up restaurants and bars together with a large outdoor screen.

A three bedroom semi detached house which benefits from gas fired central heating and double glazing but would now benefit from updating which is considered well worthy of the expenditure required. No onward chain

ENTRANCE PORCH

with wood grain UPVC front door double glazed window ceramic tiled floor double glazed door opening to

RECEPTION HALL

with radiator

SITTING ROOM (17' 04" x 10' 10") or (5.28m x 3.30m)

with UPVC double glazed windows to front and rear the rear having a view over the garden tiled fire surround two radiators

DINING ROOM (11' 10" x 9' 10") or (3.61m x 3.00m)

with feature angled tiled fire surround radiator UPVC double glazed window to front

KITCHEN (13' 02" x 8' 10") or (4.01m x 2.69m)

single drainer stainless steel sink unit with mixer tap over and wood style finished cupboards under with range of matching high and low level units with roll top work surfaces integrated five ring gas hob with extractor fan over recessed area under stairs UPVC double glazed window with view over rear garden radiator integrated stainless steel double oven/grill and UPVC double glazed door to

REAR LOBBY

with UPVC double glazed windows and door to rear garden

FIRST FLOOR

LANDING

hatch to roof space UPVC double glazed window with outlook over rear garden built in shelved cupboard

BEDROOM (14' 10" x 10' 02") or (4.52m x 3.10m)

with UPVC double glazed window to front radiator walk in wardrobe cupboard

BEDROOM (11' 02" x 9' 06") or (3.40m x 2.90m)

with range of built in bedroom furniture radiator UPVC double glazed window to front and deep built in wardrobe cupboard

BEDROOM (8' 00" x 7' 07") or (2.44m x 2.31m)

with built in cupboard housing combination gas fired boiler for central heating and domestic hot water UPVC double glazed window with outlook over rear garden

SEPARATE WC

with low level suite half tiling radiator and UPVC double glazed window

BATHROOM

comprising white suite with panelled bath and shower attachment over heated towel rail wall hung wash hand basin radiator UPVC double glazing half tiling and extractor fan

OUTSIDE

To the rear of the property is a good sized rear garden with paved patio area outside tap outside light side gate leading to front garden garden shed steps to lawned areas with flower beds summerhouse further shed and greenhouse. To the front of the property is a lawned banked area with central steps and pathway.


Tenure - Freehold

Council tax - Band C

Local Authority - Folkestone & Hythe District Council





| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.