



51 St. Martins Road Folkestone Kent. CT20 3LB

Guide Price £340,000



- Semi-detached family home
- Three bedrooms
- Good sized rear garden
- Garage & Parking
- Early viewing highly recommended

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



Situated in this popular residential cul-de-sac location close to Cheriton High Street with its mixed shopping together with both Primary and Secondary schooling. The Tesco Superstore is also within easy reach as is the M20 Motorway and Channel Tunnel Terminal Folkestone West railway station is within one miles walking distance and offers high-speed rail services to St. Pancras London (approximately 50 minutes). Folkestone town centre offers a good selection of shopping facilities and amenities with the famous Leas offering pleasant walks and the Leas Cliff Hall which attracts regular shows and acts. Folkestone Sports Centre offers a wide selection of sporting facilities together with a dry ski slope. The historic Cinque Port town of Hythe is approximately 15 minutes by car and offers a good selection of independent shops together with both a Waitrose and Sainsburys store. The Royal Military Canal runs through the centre of the town and Hythe enjoys and unspoilt seafront Girls and Boys Grammar schools as also available in Folkestone.

A three bedroom semi-detached family home which comprises of a living room kitchen/dining room, family room and shower room to the ground floor two double bedrooms & a bathroom to the first floor and a third bedroom to the second floor. The property enjoys a good sized rear garden with garage to the rear with access via private entrance as well as parking for two/three cars to the front. The property also has the added benefit of a new roof and newly installed gas fired combination boiler. An early viewing of this property is highly recommended.

GROUND FLOOR

ENTRANCE PORCH

with UPVC double glazing leading into

HALLWAY

with radiator under stairs storage cupboard housing gas & electric meters thermostat

LIVING ROOM (10' 3" x 13' 8") or (3.12m x 4.16m)

with UPVC double-glazed windows overlooking front radiator feature gas fireplace with stone hearth & wood surround

KITCHEN/DINING ROOM

with laminate flooring radiator access to larder cupboard housing freezer & shelving over

KITCHEN AREA

with a mixture of high & low level kitchen cupboards integrated gas fired double oven four ring gas hob with extractor fan over tiled worktops one & a half bowl ceramic sink UPVC double glazed window overlooking side freestanding dishwasher freestanding fridge localised tiling

INNER HALLWAY

with radiator UPVC double glazed door leading to side access freestanding condensing tumble dryer with storage cupboard over

STUDY (6' 8" x 7' 10") or (2.03m x 2.38m)

with radiator UPVC double glazed window overlooking rear

FAMILY ROOM (13' 10" x 8' 9") or (4.22m x 2.66m)

with feature gas fireplace with stone hearth & wood surround radiator sliding UPVC double glazed doors leading to rear garden

SHOWER ROOM

with WC hand basin shower cubicle with electric shower over gas fired combination boiler freestanding washing machine

FIRST FLOOR

LANDING

with radiator stairs leading up to upstairs bedroom

BEDROOM (12' 9" x 11' 2") or (3.88m x 3.40m)

with UPVC double glazed window overlooking rear radiator

BEDROOM (9' 2" x 9' 5") or (2.79m x 2.87m)

with UPVC double-glazed windows overlooking front built-in mirrored wardrobes storage cupboard with glazed frosted window glazed window to landing

BATHROOM

with wood panelled Bath glass shower screen mixer taps with shower over hand basin with mixer taps over WC radiator UPVC double-glazed windows overlooking rear



SECOND FLOOR

BEDROOM (10' 5" x 15' 8") or (3.17m x 4.77m)

with access to two large eaves storage spaces Velux window built in cupboards radiator

OUTSIDE

The property enjoys a good sized rear garden with patio seating area leading out from living room doors with a pathway then leading up to the back of the garden, the rest of the garden is mainly laid to lawn with a selection of mature shrubs, bushes & tree. To the rear of the garden is access to the good sized garage as well as a gate accessing hard standing in front of the garage with access via a private road which is wide enough to allow vehicles to get down. To the front of the property is a paved driveway allowing parking for two/three cars.

Tenure - Freehold

Council tax - Band C

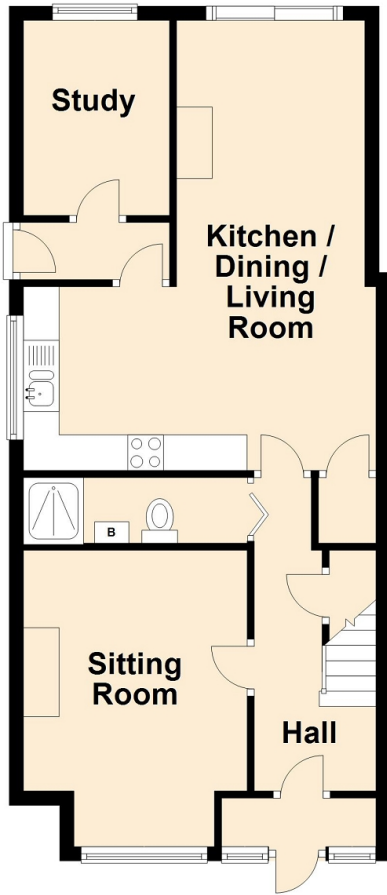
Local Authority - Folkestone & Hythe District Council





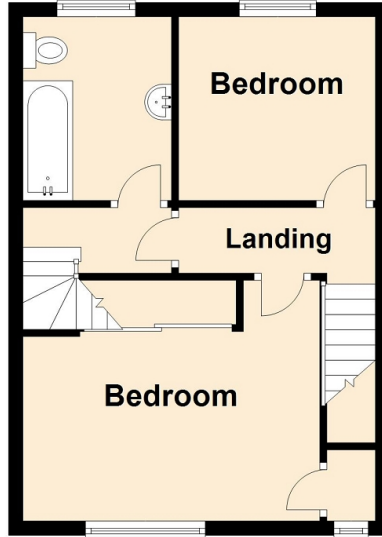
Ground Floor

Approx. 56.3 sq. metres (605.7 sq. feet)



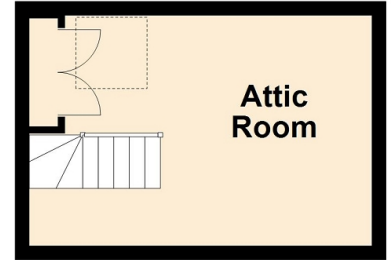
First Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



Second Floor

Approx. 15.5 sq. metres (167.2 sq. feet)



Total area: approx. 106.8 sq. metres (1150.1 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 67 | |
| (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.