



165 Dover Road, Folkestone, Kent. CT19 6NG

Guide Price **£235,000**



- Mid terrace house
- Two double bedrooms
- Living room, dining room & kitchen
- Nice size garden
- Early viewing recommended

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 two bedroom mid terraced house which has been well looked after by the current owners and comprises of a living room, dining room & kitchen to the ground floor with a bathroom with separate shower & two double bedrooms to the first floor. The property has a nice size rear garden with shed and decked seating area to the back. An early viewing comes high recommended.

GROUND FLOOR

ENTRANCE HALL

with feature brick wallpaper, composite front door, radiator

LIVING ROOM

with feature UPVC double glazed bay window, two radiators, feature electric fireplace with stone effect hearth and wood surround

DINING ROOM

with UPVC double glazed window overlooking rear garden, radiator

KITCHEN

with tile effect flooring, a selection of high & low level kitchen cabinets, wood effect laminate worktops, localised metro tiling, one and a half bowl composite sink with mixer taps over, UPVC double glazed windows overlooking rear garden, integrated fan assisted oven, four ring gas hob with extractor fan over, wall mounted gas fired combination boiler, space & plumbing for washing machine, space for tall fridge/freezer, UPVC double glazed door leading to rear garden

FIRST FLOOR

SPLIT LEVEL LANDING

with feature brick wallpaper, loft hatch

BATHROOM

with tile effect flooring, tiling floor to ceiling, WC, UPVC double glazed frosted window to side, hand basin with mixer taps over & storage cabinet under, panelled bath with mixer taps over & separate hand attachment, shower cubicle with rainfall shower over & acrylic panelling surround, radiator, UPVC double glazed frosted window to rear

BEDROOM 1

with two radiators, UPVC double glazed windows overlooking front, feature cast iron fireplace with wood surround

BEDROOM 2

with radiator, UPVC double glazed window overlooking rear, feature cast iron fireplace with wood surround

OUTSIDE

The rear garden is mainly laid to lawn with a selection of borders & planting, a path leads up the side to a rear decked seating area also accessing a shed. To the front there is a low level brick wall with gate with path leading to the front door

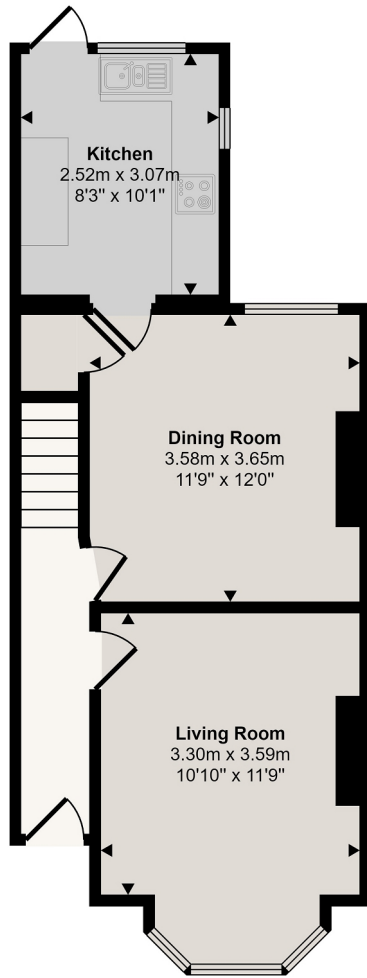
Tenure - Freehold

Council tax - Band B

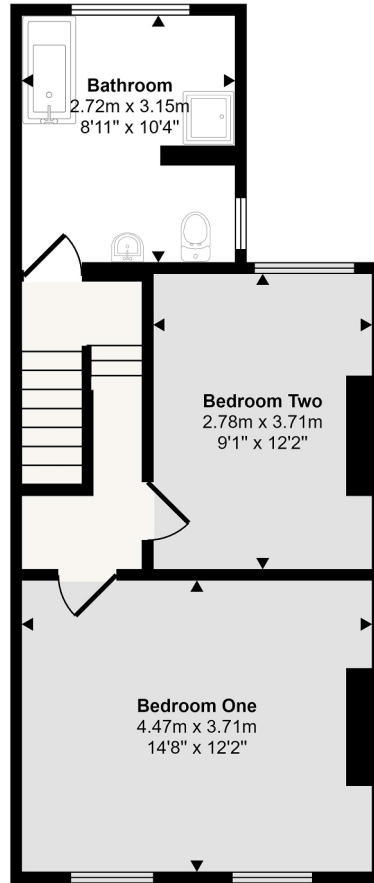
Local Authority - Folkestone & Hythe District Council



Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 41 sq m / 445 sq ft



First Floor
Approx 43 sq m / 464 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(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 are 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.