



42 Charlotte Street, Folkestone, Kent. CT20 1LF

Offers In Excess Of £200,000



- End terrace residence
- Three bedrooms
- Loft room
- Rear courtyard garden
- No onwards chain

**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 end terraced house which comprises of a living room, dining room, kitchen & bathroom to the ground floor with a landing, three bedrooms & WC to the first floor with a loft room to the second floor. The property has a rear courtyard garden and has the added benefit of no onward chain. An early viewing comes high recommended.



## GROUND FLOOR

### ENTRANCE HALL

with wood effect laminate flooring, radiator, understairs storage area

### LIVING ROOM

with wood effect laminate flooring, UPVC double glazed bay window, radiator, fireplace surround with wooden hearth

### DINING ROOM

with wood effect vinyl flooring, UPVC double glazed door leading to rear courtyard

### KITCHEN

with tiled flooring, a selection of high and low level kitchen cabinets, laminate worktops, localised tiling, space and plumbing for washing machine and tumble dryer, space and plumbing for dishwasher, space for undercounted fridge/freezer, stainless steel sink with mixer tap over, double glazed windows overlooking courtyard, serving hatch to dining room, integrated oven, four ring gas hob with extractor fan over, wall mounted gas fired boiler

### BATHROOM

with tiling floor to ceiling, WC, hand basin with mixer taps over, panelled bath with mixer taps over and separate shower attachment, radiator, double glazed frosted window

## FIRST FLOOR

### SPLIT LEVEL LANDING

with loft hatch, door accessing stairs to loft room

### BEDROOM

with double glazed window overlooking side, radiator

### WC

with tile effect vinyl flooring, WC, double glazed frosted window, hand basin with mixer taps over

### BEDROOM

with UPVC double glazed window overlooking rear, radiator

### BEDROOM

with double glazed bay windows, built in wardrobes with shelving and hanging rails, radiator

## SECOND FLOOR

### LOFT ROOM

with Velux window, eaves storage space

### OUTSIDE

The property enjoys a low maintenance rear courtyard laid to patio.

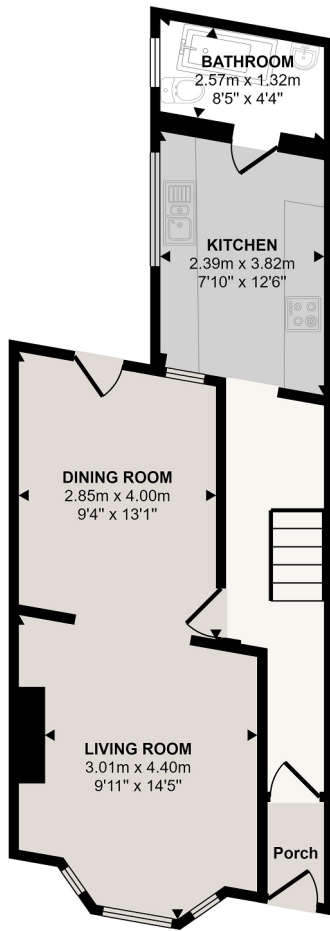
**Tenure** - Freehold

**Council tax** - Band B

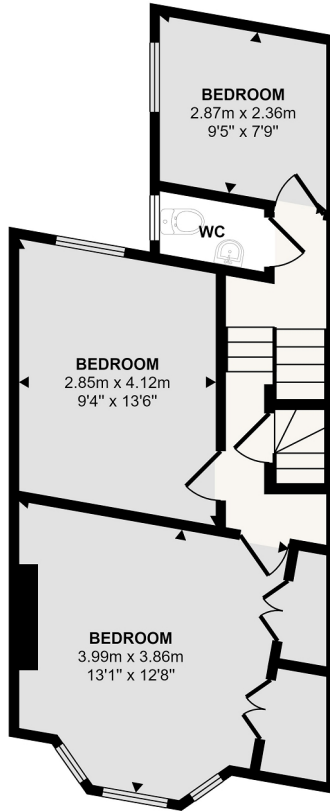
**Local Authority** - Folkestone & Hythe District Council



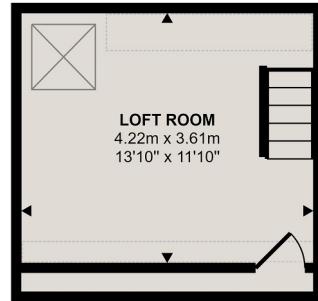
Approx Gross Internal Area  
101 sq m / 1088 sq ft



Ground Floor  
Approx 44 sq m / 476 sq ft



First Floor  
Approx 42 sq m / 448 sq ft



Loft Room  
Approx 15 sq m / 164 sq ft

Denotes head height below 1.5m

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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.