



**84 ST MICHAEL'S STREET,  
FOLKESTONE**

**£220,000 FOR SALE**

**STUNNING TWO BEDROOM  
TERRACED HOUSE CLOSE TO  
FOLKESTONE HARBOUR**

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# 84 St Michael's Street, Folkestone CT20 1LS

**BEAUTIFULLY PRESENTED THROUGHOUT , TWO BEDROOMS ,  
HARBOUR LOCATION , OPEN PLAN , READY TO MOVE IN , CLOSE  
TO TOWN CENTRE, DOUBLE GLAZED, GARAGE EN BLOC, GARDEN**

## Description

This stunning two bedroom mid terrace house has been fully refurbished to a high standard by the current owner. When you walk through the front door, you will be amazed by the light and space on offer.

St Michael's Street is situated in the harbour regeneration area of Folkestone within a few minutes walking distance of Folkestone Town Centre which has an array of shops, restaurants and bars. The picturesque harbour and Cliff top walks by The English Channel are close by. Good schooling for all levels, including grammar schools are within easy reach and there are regular bus services to the town centre and Dover.

Fast train and M20 connections for Ashford and London are also within about one mile distance.

Viewings are highly recommended to appreciate all that this lovely home has to offer.

The accommodation comprises:-

### ENTRANCE

With storage cupboard and stairs to first floor

### LIVING ROOM 11'7" x 11'4" (3.53m x 3.45m)

A spacious and light open plan room with two radiators and double glazed window to front  
Open plan to:

### KITCHEN/DINER

#### Dining Area 11'9" x 9'0" (3.58m x 2.74m)

With radiator and double glazed window to rear, open plan to:-

#### Kitchen 11'9" x 8'6" (3.58m x 2.60m)

Fitted with white base units, light granite worktops, stainless steel sink and drainer, gas hob with extractor over, electric oven, space and plumbing for washing machine and dishwasher, breakfast bar, window to rear and door to garden.

### BEDROOM ONE 14'8" x 11'9" (4.46m x 3.57m)

With a section of fitted wardrobes and shelving, radiator, window to front

### BEDROOM TWO 11'10" x 10'6" (3.61m x 3.19m)

With radiator and window to rear

### BATHROOM

With low level W.C., wash hand basin with cupboard under, bath with shower attachment, heated towel rail, window.

### OUTSIDE

Rear: South facing decking area with steps down to further decking area.

### GARAGE

En bloc

### Tenure Freehold

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_001402

### Opening Hours:

Mon – Fri 9am - 5.30pm Sat 9am-3pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		







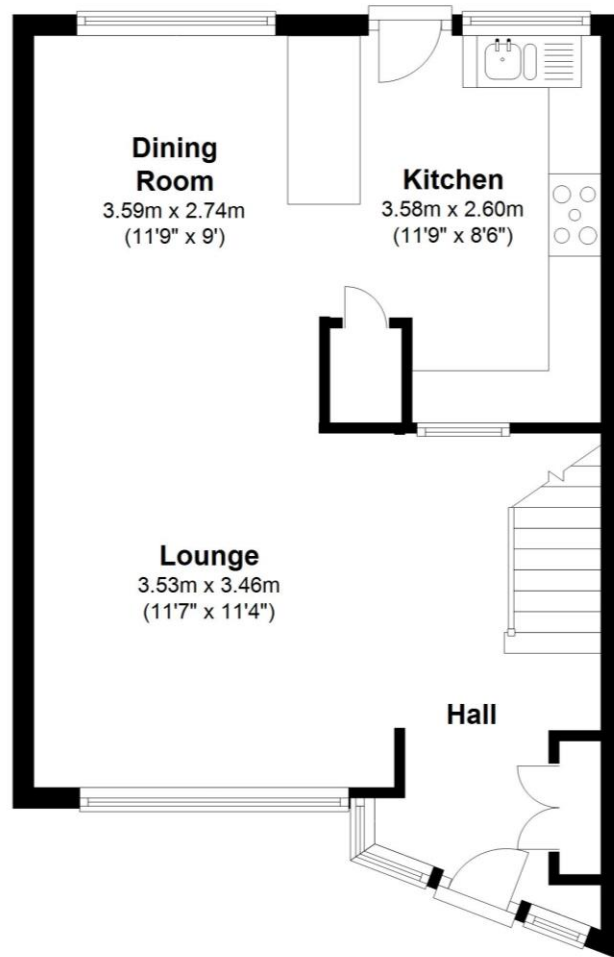






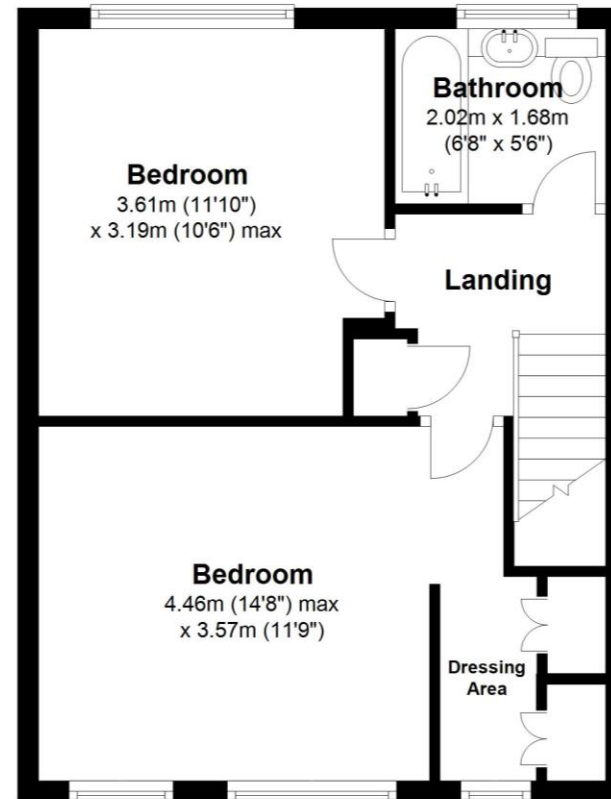
## Ground Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



## First Floor

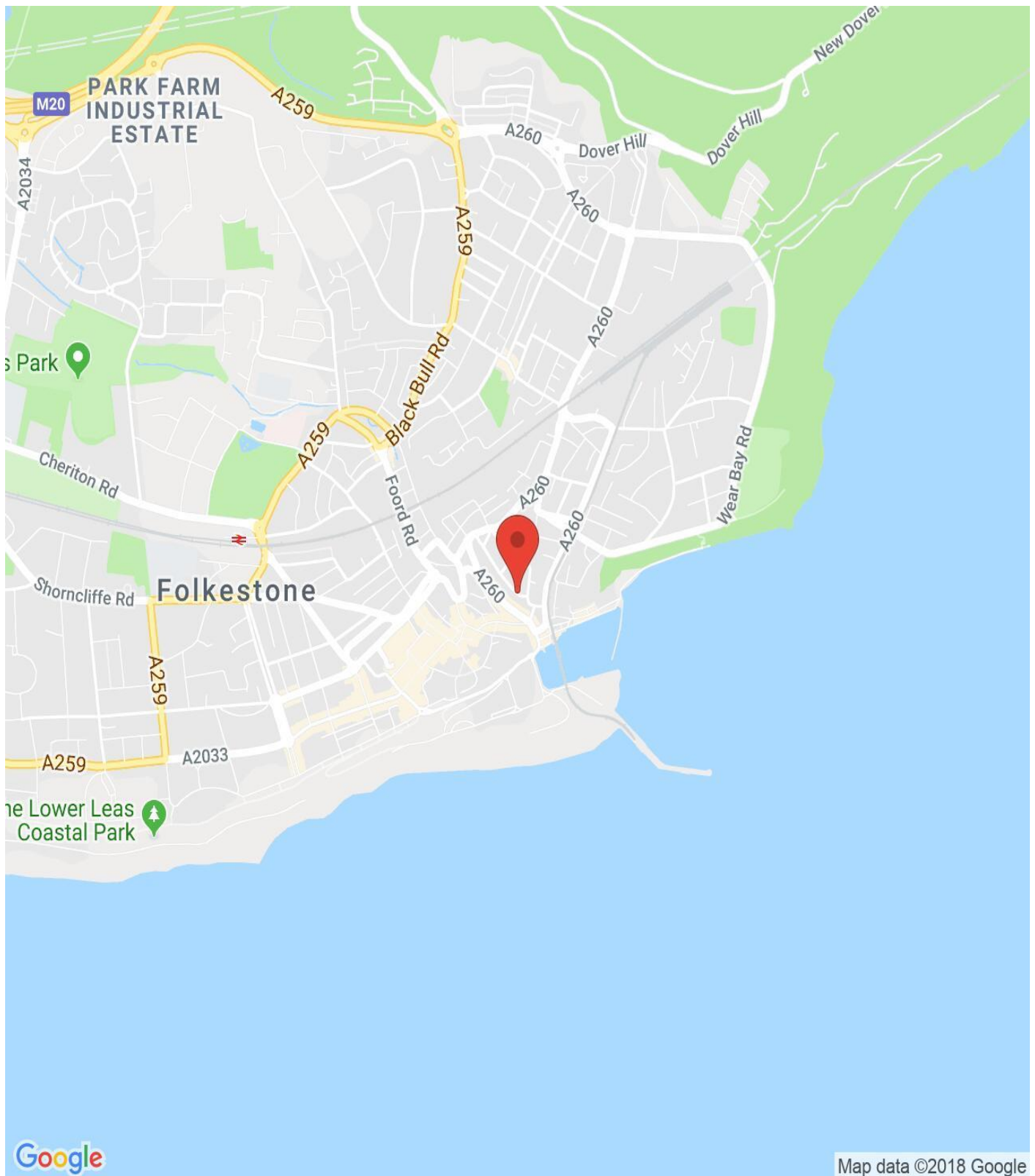
Approx. 39.3 sq. metres (423.1 sq. feet)



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 and 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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