



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



36 GERALDINE ROAD, FOLKESTONE

£185,000 Freehold

**A DOUBLE FRONTED THREE BEDROOM TERRACED
HOUSE FOR WORTHWHILE IMPROVEMENT**

NO CHAIN

HW1202178490



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Kim A Clinch BSc, FRICS

36 Geraldine Road Folkestone CT19 4BD

**ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, THREE
BEDROOMS, BATHROOM, SEPARATE W.C.,
PART GAS CENTRAL HEATING, SOUTH FACING REAR GARDEN,
MANY ORIGINAL FEATURES**

Description

This popular double fronted style terraced house is situated in a convenient Cheriton location within a few minutes level walking distance of high street shops, schools and High Speed rail services for Ashford and London. Folkestone town centre and Leas Promenade are about one mile distance.

The house is of traditional brick and rough cast elevations under a slate roof, retains many original features, and now lends itself ideally to the worthwhile remodernisation required. Canopy front porch and panelled front door with lead lights to:-

SMALL HALLWAY

Having double radiator.

LIVING ROOM 13'2" x 10'0" (4.01m x 3.05m)

Having tiled fireplace, three quarter depth sash window to front.

DINING ROOM 17'0" x 10'6" max. (5.18m x 3.20m)

Having tiled fireplace and hearth with fitted gas fire, double radiator, three quarter depth sash window to front and window overlooking rear garden.

KITCHEN 9'0" x 6'0" (2.74m x 1.83m) plus door recess

Having built in vented larder cupboard with double point, shelving and space for fridge, understairs cupboard with electric meters, wall mounted Ideal gas boiler, single drainer stainless steel sink with cupboards and drawers under, double power point, cooker point, plumbing for washing machine, half glazed door to rear garden. Stairs to:-

FIRST FLOOR LANDING

Having trap to loft, built in linen cupboard.

BEDROOM ONE (Front) 11'9" x 13'3" (3.58m x 4.04m) max. 10' min

Having corner cupboard, original decorative cast iron fireplace.

BEDROOM TWO (Front) 10'10" x 10'0" (3.30m x 3.05m)

Having corner cupboard, double radiator.

BEDROOM THREE (Rear) 10'0" x 7'8" (3.05m x 2.34m) max.

BATHROOM

Having panelled bath, pedestal basin and radiator.

SEPARATE W.C.

Having high level suite.

OUTSIDE

Overgrown south facing garden to rear.

COUNCIL TAX

Band C.

Tenure Freehold

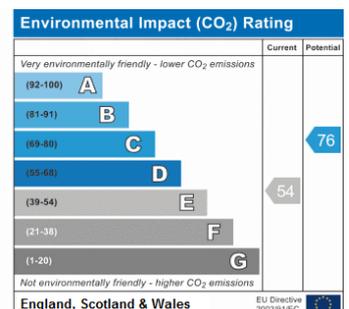
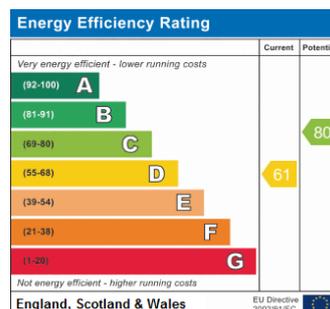
Postcode CT19 4BD

Viewings Strictly by appointment only -
Property Reference HWALD_008490

Opening Hours:

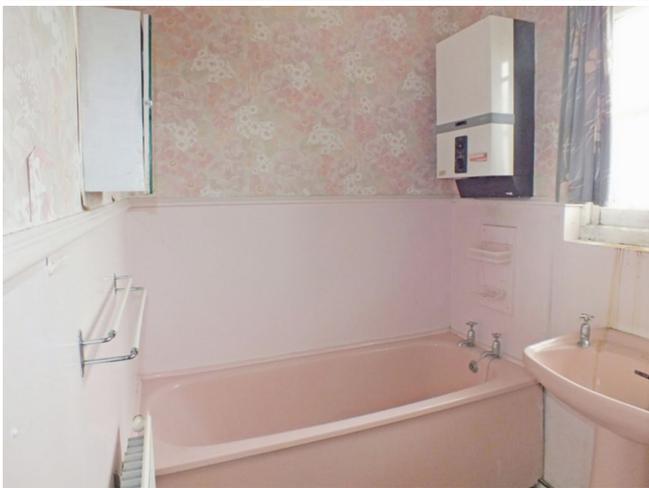
Monday - Friday 9.00 - 5.30

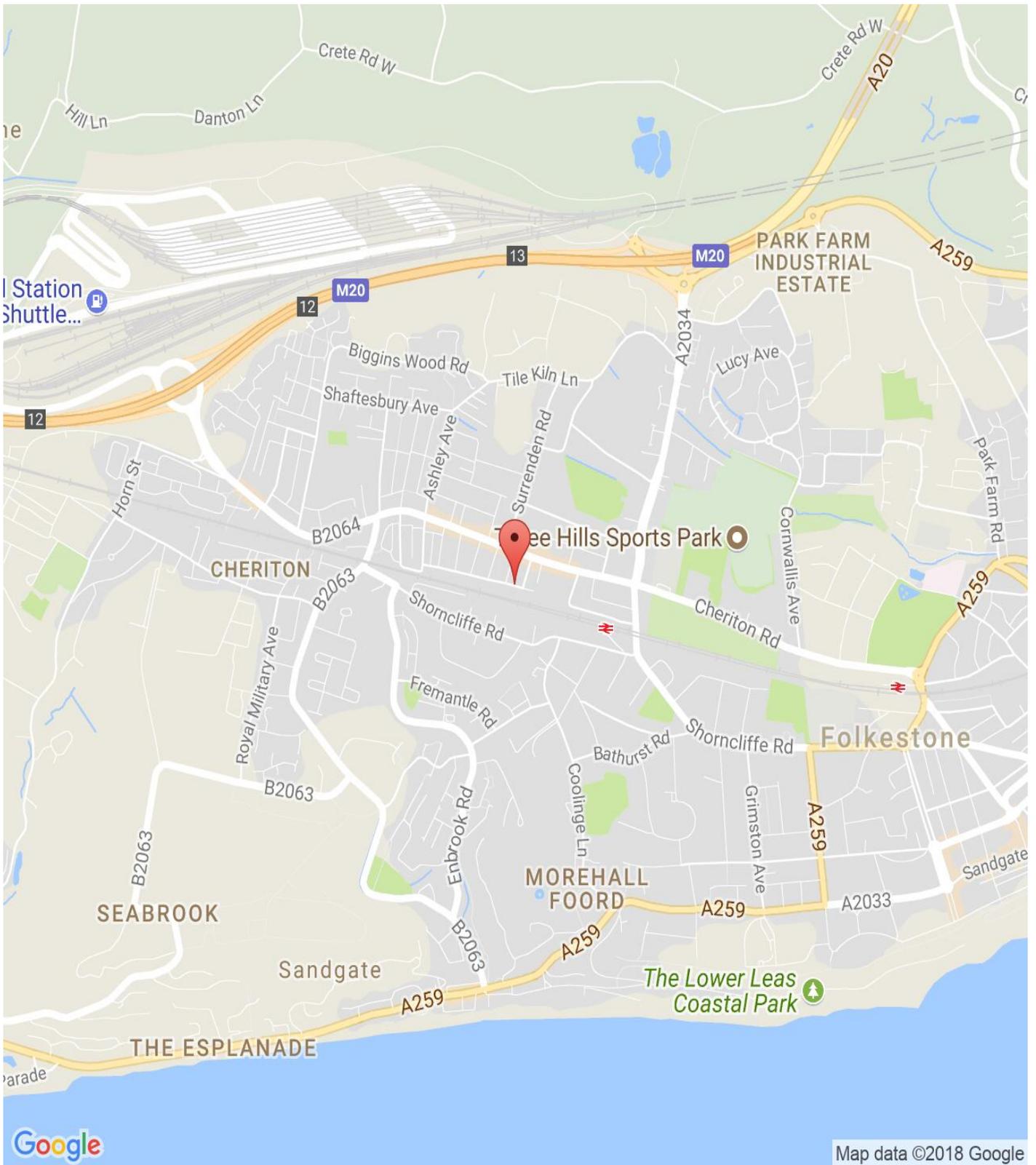
Saturday 9.00 - 3.00











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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