



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



8 ETHELBERT ROAD, FOLKESTONE

£180,000 Freehold

**A TRADITIONAL STYLE TERRACED HOUSE SITUATED
IN A POPULAR RESIDENTIAL AREA**

NO CHAIN



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**ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, THREE
BEDROOMS, BATHROOM/W.C., SHELTERED REAR PATIO GARDEN,
GAS HEATING, UPVC REPLACEMENT DOUBLE GLAZING**

Description

This traditional style terraced house is situated in a popular residential area convenient for local schools and bus services to Folkestone town centre approximately 1.5 miles distant.

The property is built of brick rough cast rendered walls under a re-tiled concrete tiled main roof. The house provides three bedrooms, two reception rooms and family accommodation benefiting from UPVC replacement double glazing, gas central heating and a sheltered rear patio garden.

The accommodation comprises tiled steps leading up from the pavement to an open porch with UPVC part glazed front door opening to:-

ENTRANCE HALL

With radiator, power point and wall mounted central heating thermostat, consumer unit and electric meter at high level.

programmer for central heating and hot water.

Open to:-

LIVING ROOM (Front) 13'5" into bay window x 10'10" into chimney breast recess(4.09m x 3.30m)

Comprising double glazed bay window, double radiator, feature fireplace with wooden mantelpiece, tiled surround and hearth, power points, picture rail, stripped pine door leading to Entrance Hall with further stripped pine door to:-

SMALL REAR PORCH

With a door leading to Bathroom and a part glazed UPVC double glazed door to rear garden.

BATHROOM/W.C.

Three quarter tiled walls and having panelled bath with electric Aquatronic 2 shower over and with perspex shower screen, wash basin inset in vanity unit with shelved cupboard below, low level W.C., UPVC double glazed window and radiator.

Stairs to:-

DINING ROOM (Rear) 11'8" x 10'2" into chimney breast (3.56m x 3.10m)

Having UPVC double glazed window, radiator, built-in shelved cupboard to chimney breast recess, stripped pine door leading to understairs cupboard, recess currently housing fridge/freezer, opening to:-

FIRST FLOOR LANDING

With hatch to insulated roof space.

KITCHEN 8'5" x 7'7" (2.57m x 2.31m)

Comprising a single drainer stainless steel sink unit with mixer tap, range of worktops with cupboards and drawers below and matching wall cupboards, four ring gas hob with Electrolux electric oven below and Zanussi extractor canopy over, Zanussi washing machine inset and behind cupboard door, space for fridge under worktop, fully tiled walls, power points, electric cooker socket, UPVC double glazed window, wall mounted

BEDROOM ONE (Front) 14'1" x 11'4" (4.29m x 3.45m)

Two UPVC double glazed windows, ornamental fireplace with grate, radiator, power points.

BEDROOM TWO (Rear) 11'5" x 8'10" max. into chimney recess (3.48m x 2.69m)

Having UPVC double glazed window, radiator, power points.

BEDROOM THREE 8'6" x 7'8" max. (2.59m x 2.34m)

An L-shaped room, having UPVC double glazed window, radiator, power points, airing cupboard housing insulated tank and Baxi Sole gas fired boiler for central heating and hot water and with slatted shelf.

OUTSIDE

The rear of the property comprises a sheltered rear patio garden with a raised flower bed the full width of the garden, panelled fencing and brick blocks to one boundary and panelled fencing to the other two boundaries.

COUNCIL TAX

Band B.

Tenure Freehold

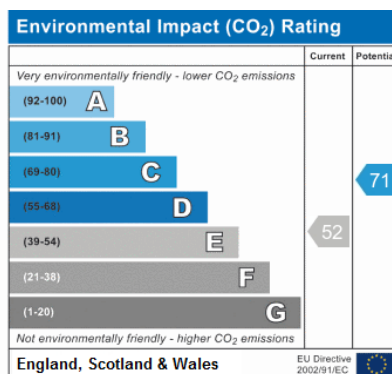
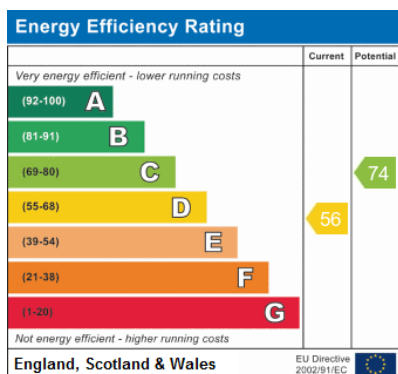
Postcode CT19 6EX

Viewings Strictly by appointment only -
Property Reference HWALD_008606

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00





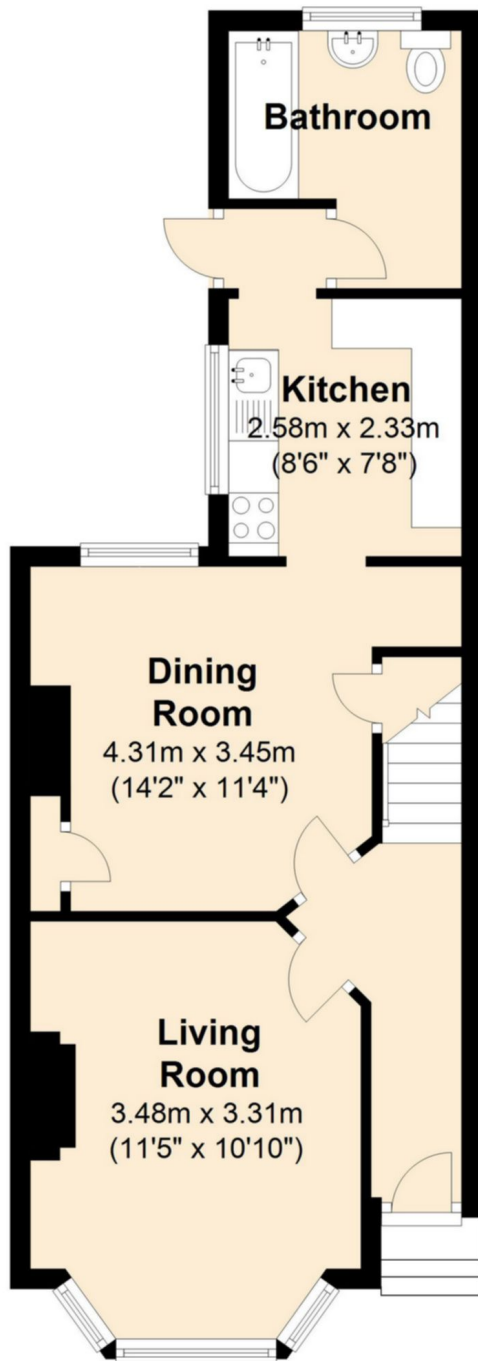






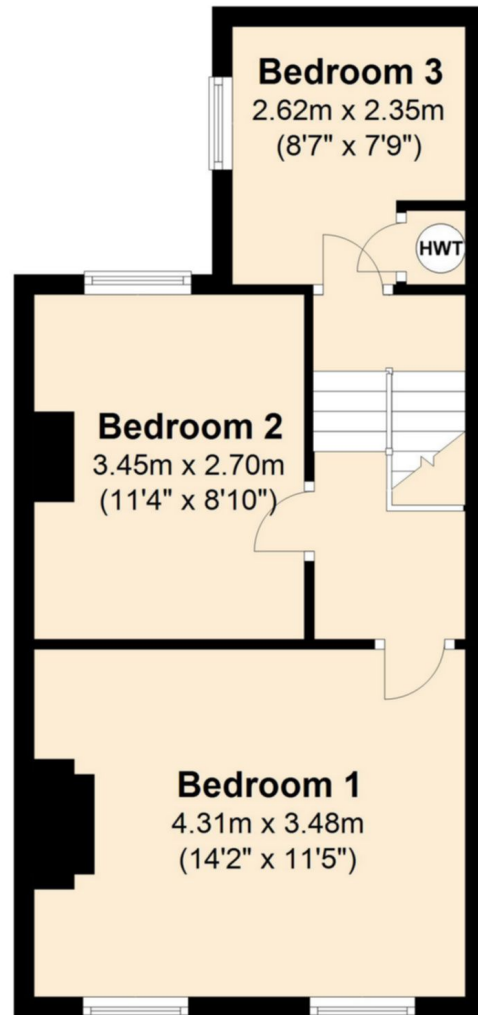
Ground Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



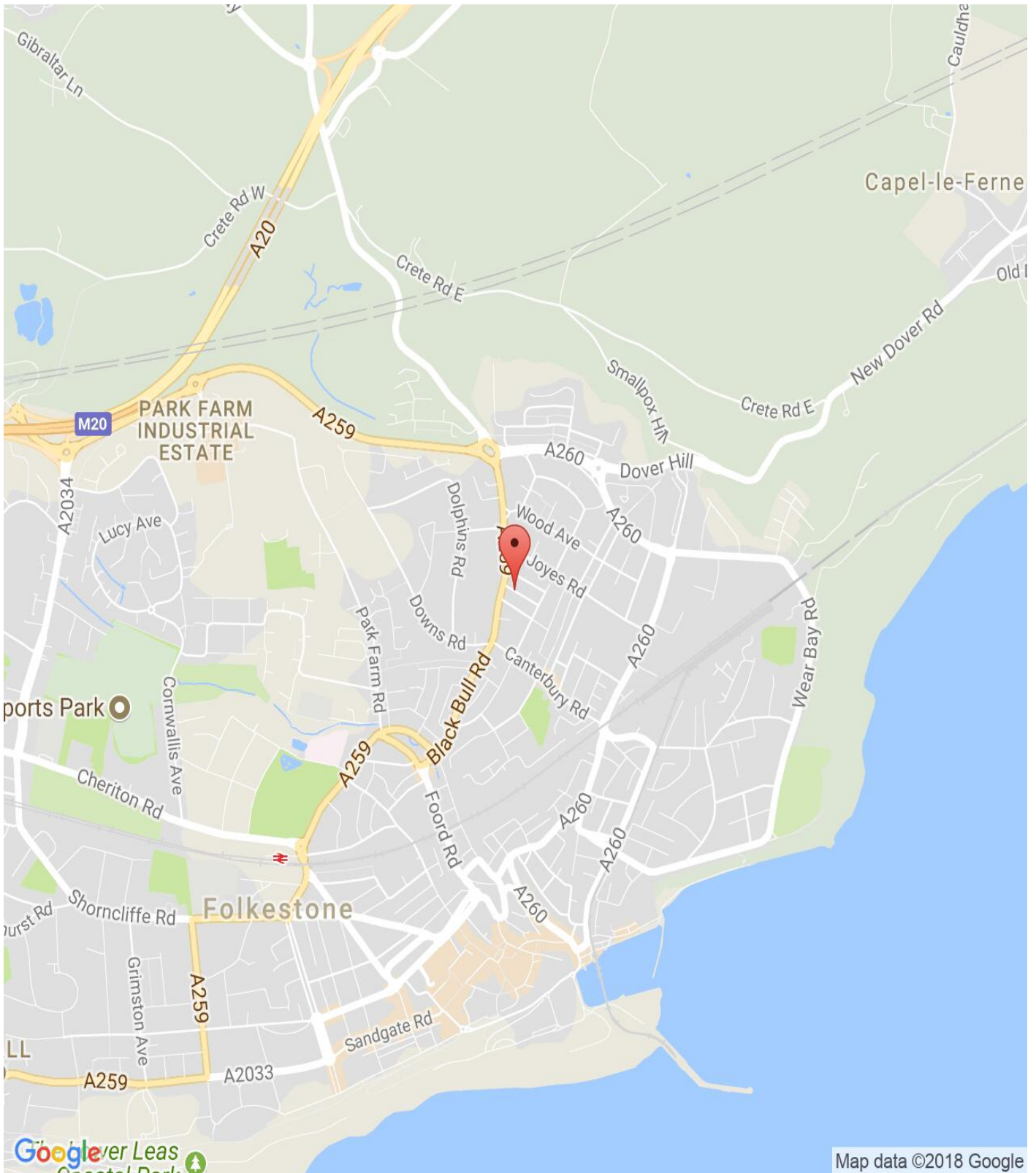
First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 80.2 sq. metres (863.8 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



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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