



98 DOWNS ROAD, FOLKESTONE

£290,000 Freehold

**A WELL LOCATED THREE BEDROOM SEMI
DETACHED FAMILY HOME WITH EXCELLENT
FURTHER POTENTIAL**

NO CHAIN



MOTIS3003040918

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Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co
Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

98 Downs Road Folkestone CT19 5PT

**ENTRANCE PORCH & HALL , LIVING ROOM , DINING ROOM ,
KITCHEN/BREAKFAST ROOM , UTILITY , DOWNSTAIRS W.C., THREE
BEDROOMS, BATHROOM, SEPARATE W.C., ATTACHED CAR PORT,
GAS CENTRAL HEATING, REPLACEMENT DOUBLE GLAZING, GOOD
SIZED GARDENS TO FRONT AND REAR, DOUBLE LENGTH DRIVEWAY**

Description

This popular 1930's style bay fronted semi-detached family house is situated in the well regarded Downs Road area of Folkestone convenient for local schools and bus services to Folkestone town centre and High Speed rail services less than 1 mile distance.

The house is of attractive brick and rendered upper elevations under a hipped tiled roof and with the benefit of UPVC replacement double glazed windows and external doors. It is considered that the house now provides excellent further potential and the accommodation comprises:-

UPVC front door to:-

FRONT PORCH

Having UPVC window to front, part glazed original panelled door to:-

ENTRANCE HALL

Having a laminate floor which extends through to Dining Room and Kitchen, understairs cupboard, radiator.

LIVING ROOM (Front) 11'10" plus bay x 10'9" (3.61m x 3.28m)

A pleasant room with bay fronted outlook to front, tiled fireplace and shelves to recess, radiator.

DINING ROOM (Rear) 12'0" x 11'9" (3.66m x 3.58m)

UPVC sliding doors to rear patio and garden, radiator.

KITCHEN/BREAKFAST ROOM 8'9" plus recess x 9'6" (2.67m x 2.90m)

Fitted with cupboards and drawers and worktops to two sides and incorporating 1.5 bowl stainless steel sink and mixer tap, decorative tiled splashbacks and range of wall cupboards, gas hob and Amec oven, extractor hood, Baxi convector wall heater, recessed larder cupboard area with window, two double power points, door through to:-

UTILITY AREA

Having plumbing for washing machine, double power point, door to outside.

DOWNSTAIRS W.C.

Low level suite.

Balustraded stairs to:-

FIRST FLOOR LANDING

"L-shaped" leading to all rooms and having a trap to loft, airing cupboard housing Ariston wall mounted gas boiler, radiator, overstairs cupboard.

BEDROOM ONE (Front) 11'10" plus bay x 10'9" (3.61m x 3.28m)

Having radiator.

BEDROOM TWO (Rear) 12'0" x 11'9" (3.66m x 3.58m)

Having radiator.

BEDROOM THREE (Rear) 9'2" x 7'1" (2.79m x 2.16m)

Having radiator.

BATHROOM

Part tiled and having white panelled bath with shower attachment, basin with cupboards under, heated towel rail.

SEPARATE W.C.

Having low level suite.

OUTSIDE

The large enclosed rear garden is a particular feature of the property also with paved patio area and timber shed.

To the side of the house is an attached CAR PORT 15' x 8'6" with door access to rear and with paved double length driveway.

There is an open plan mainly lawned front garden area with shrubs.

COUNCIL TAX

Band D.

Tenure Freehold

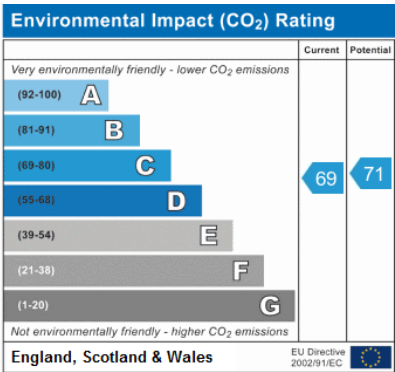
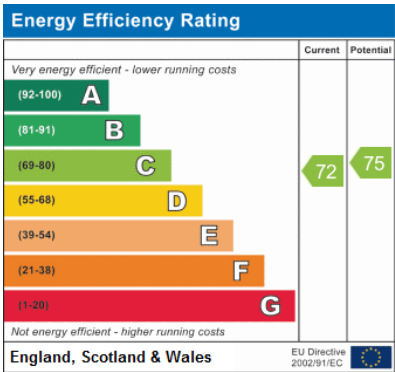
Postcode CT19 5PT

Viewings Strictly by appointment only -
Property Reference MOTIS_003003

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



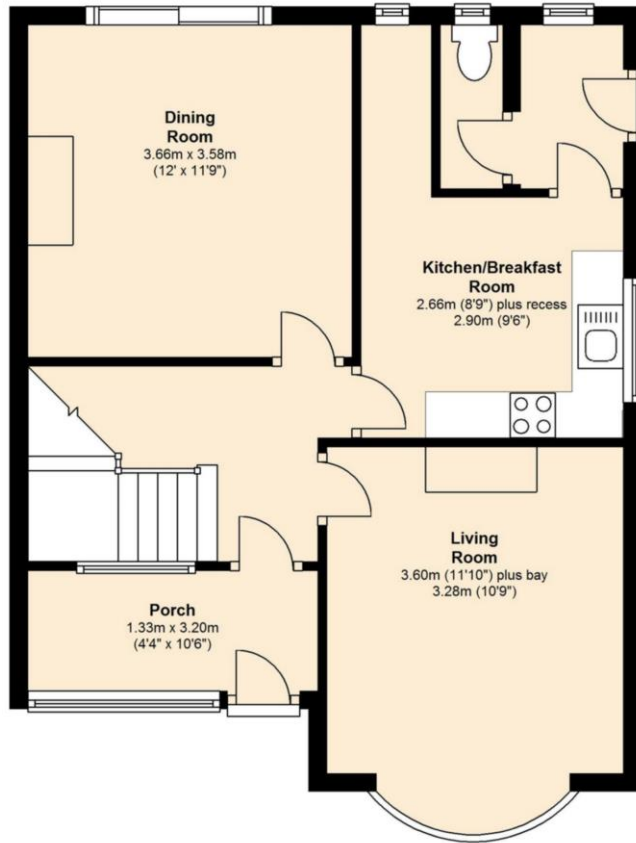






Ground Floor

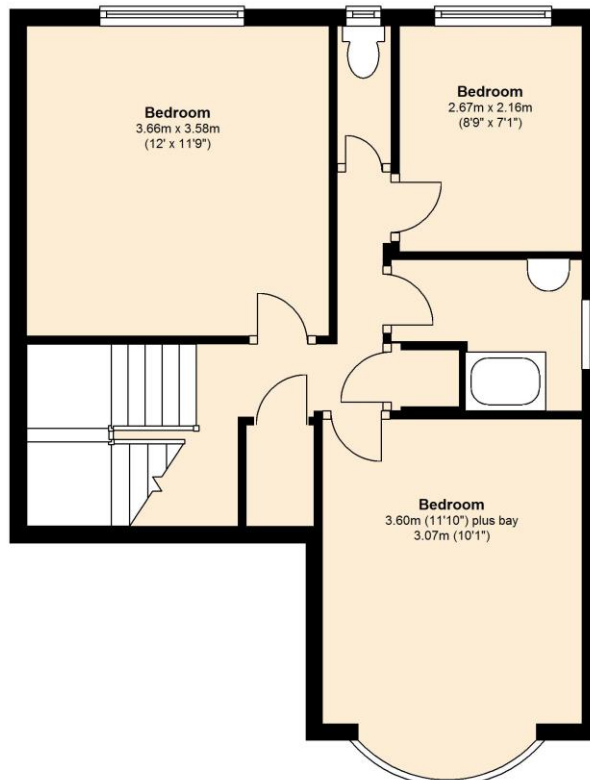
Approx. 50.4 sq. metres (542.9 sq. feet)



Total area: approx. 95.8 sq. metres (1030.7 sq. feet)

First Floor

Approx. 45.3 sq. metres (487.8 sq. feet)





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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