



**BLACKBULL ROAD, FOLKESTONE**

**£225,000**

**A FULLY REFURBISHED HOUSE  
CLOSE TO FOLKESTONE HARBOUR -  
Motis Estates are proud to offer  
this 4 bedroom, renovated  
property within walking distance  
to Folkestone Harbour.**



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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

# 99 Blackbull Road Folkestone CT19 5QP

**4 BEDROOMS , FULLY REFURBISHED , MODERNISED , CLOSE TO  
FOLKESTONE HARBOUR , 2 RECEPTION ROOMS , FITTED  
BATHROOM**

## Description

Motis Estates are proud to offer this four bedroom property in Blackbull Road. The house is of traditional brick construction under a tiled main roof and has been carefully modernised to provide lovely four bedroom family home. GROUND FLOOR- Open porch with upvc double glazed front door opening to ENTRANCE HALL with radiator, high level cupboard housing electricity consumer unit. Door to DINING ROOM with radiator, power points and glazed double doors leading to LIVING ROOM at front with upvc double glazed bay window, radiator, telephone point, power points.

FITTED KITCHEN - Having Grey rolled edge worktops to 2 sides with range of white fronted cupboards and drawers below. 1 ½ bowl stainless steel sink unit, Hotpoint 4 ring gas hob inset in worktop with electric fan oven below and stainless steel cooker hood over. 3 wall cupboards (two with glass doors). Recess for fridge freezer, tiled surrounds, range of power points. Glow worm wall mounted gas-fired boiler for central heating and hotwater. Upvc double glazed doors and window leading to rear garden. Door from dining room leading to

BATHROOM/WC and having panelled bath with mixer tap and shower spray attachment and with tiled surrounds, low level wc, Wash basin with vanity unit below and mirror and light over, 2 upvc double glazed windows, heated towel rail, small worktop with wall cupboard over and plumbing for washing machine below, understairs storage cupboard with electric light and power. Stairs to FIRST FLOOR with upvc double glazed window on half landing.

BEDROOM 1 at front and having 2 upvc double glazed windows, built in shelved cupboard and smaller cupboard to either side of chimney breast recess, radiator and power points.

BEDROOM 2 at rear and having upvc double glazed window, radiator and power points. Stairs to SECOND FLOOR with upvc double glazed window on half landing. LANDING - Having hatch to roof space.

BEDROOM 3 at front having 2 upvc double glazed windows, built in wardrobe cupboard to chimney breast recess, power points. BEDROOM 4 at rear and having upvc double glazed window, radiator, power points.

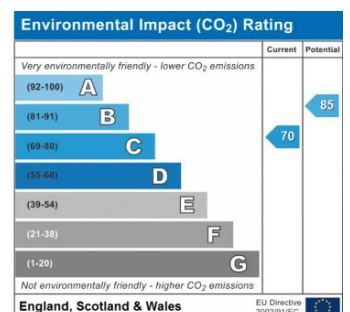
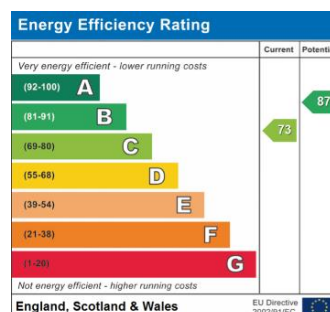
OUTSIDE - Enclosed West facing rear garden, with wood panelled fencing to 3 sides and a timber garden shed.

For more details please contact Sole Agents Motis Estates Inc H Wald & Co

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_003422

## Opening Hours:

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 3.00







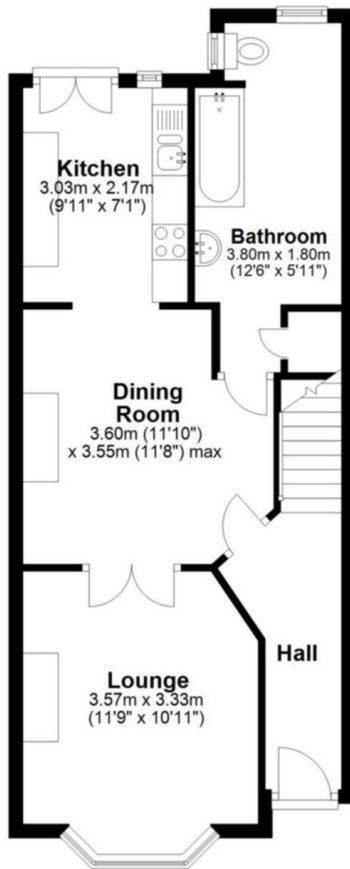






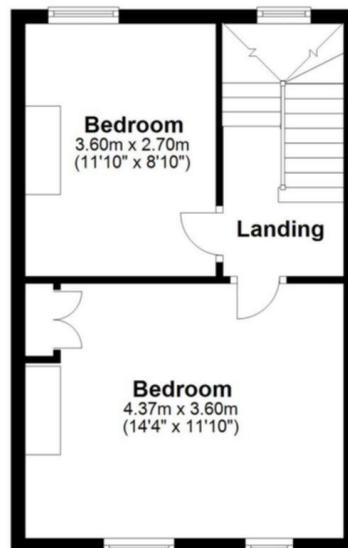
### Ground Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



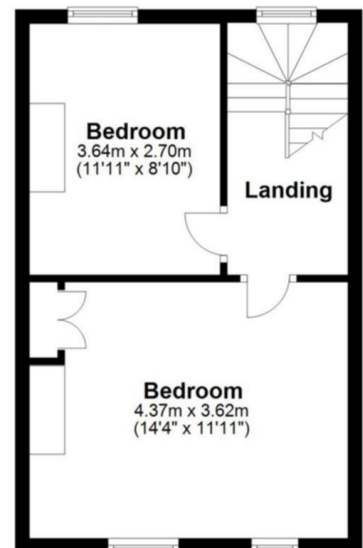
### First Floor

Approx. 32.3 sq. metres (348.2 sq. feet)

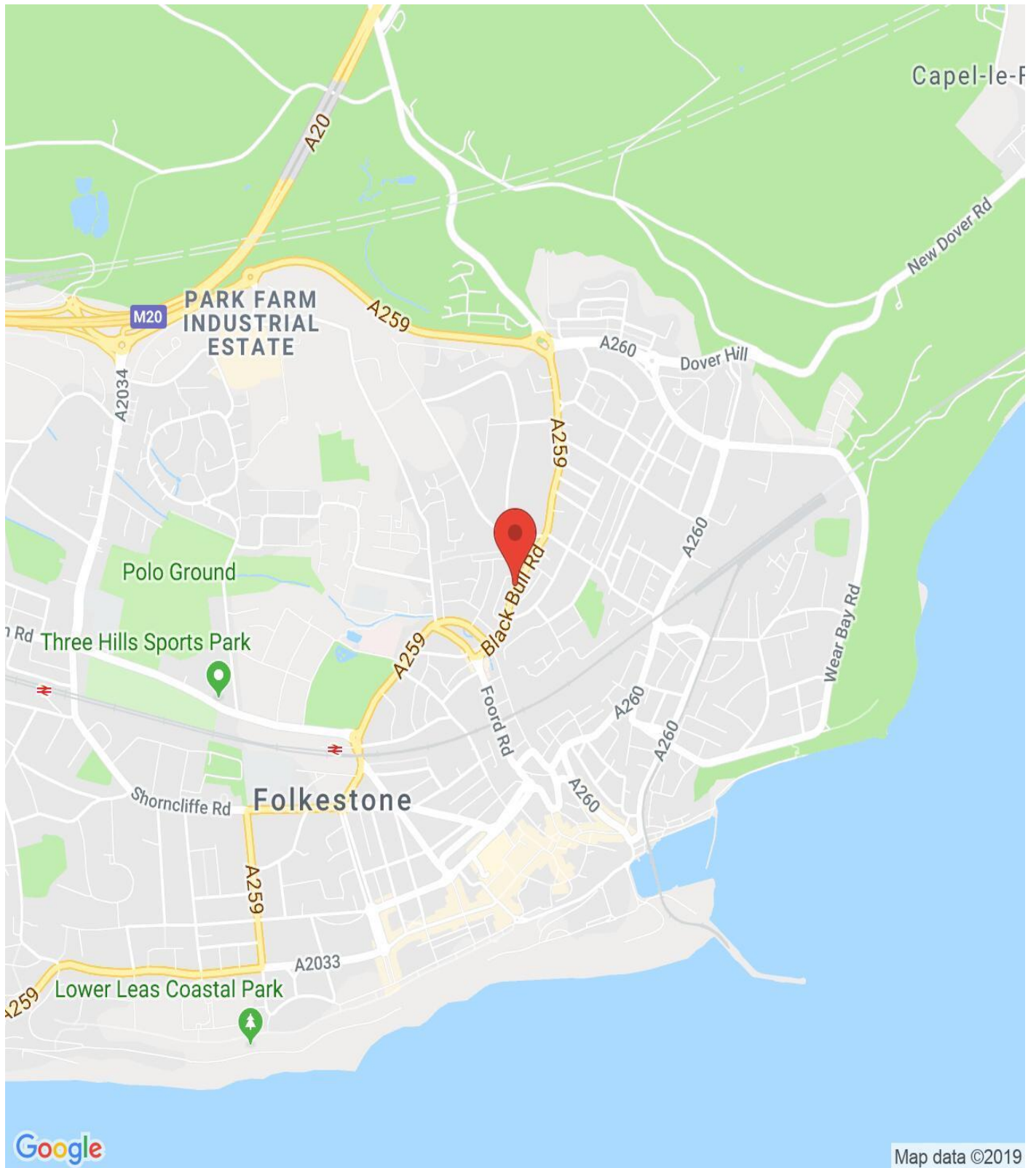


### Second Floor

Approx. 32.5 sq. metres (349.9 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 any 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.