



## RIG COTTAGE, 4 GOUGH ROAD, FOLKESTONE

£300

A Charming Cottage situated a road away from  
the sea... Welcome to Gough Road.



# Rig Cottage, 4 Gough Road Folkestone CT20 3BE

**Forward chain complete , Two bedrooms , Modern Bathroom ,  
Courtyard garden , Would make an excellent Holiday let! , EPC  
Rating - D**

## Description

GUIDE PRICE £300,000 - £320,000. The village of Sandgate is home to many fantastic amenities, some of my favourites include The Ship Inn, The Fat Raj and The John Dory but the list is so long with coffee shops, restaurants and Deli's. Nestled within a short stroll to all of these is Rig Cottage. This is a charming two bedroom cottage with private courtyard garden. To the front there is step access up to the front door which brings you into a cosy lounge, this leads through past the stairs to the dining area and galley kitchen. The first floor hosts the two double bedrooms and modern bathroom to the rear. Externally there is permit parking available at a current cost of £35 per annum and the beach is a minutes walk.

**Tenure** Freehold

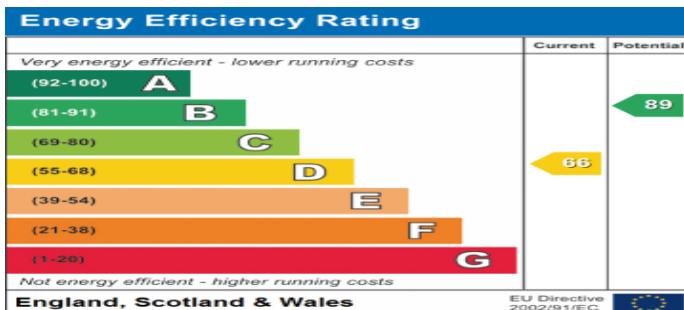
**Postcode** CT20 3BE

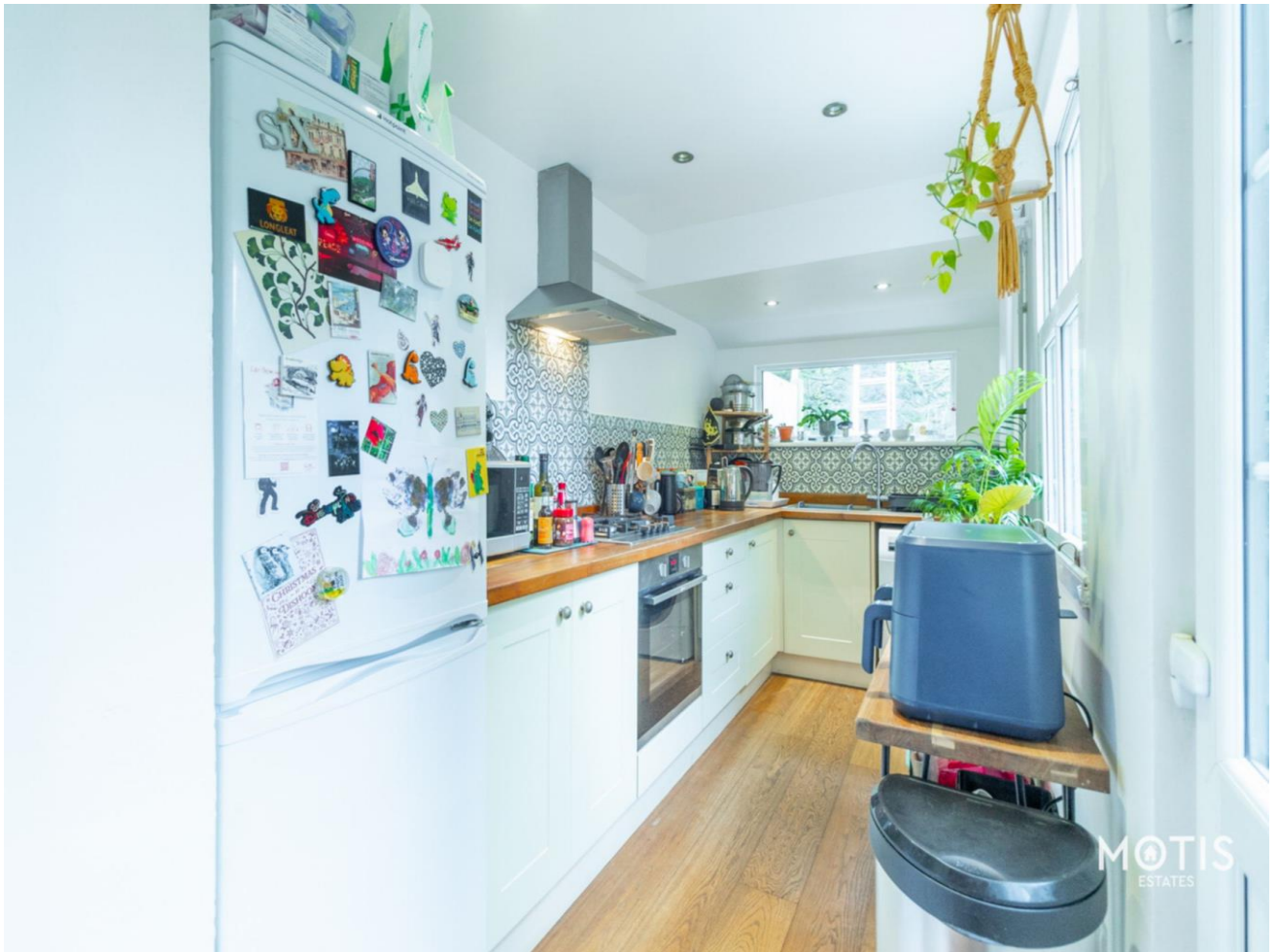
**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005578

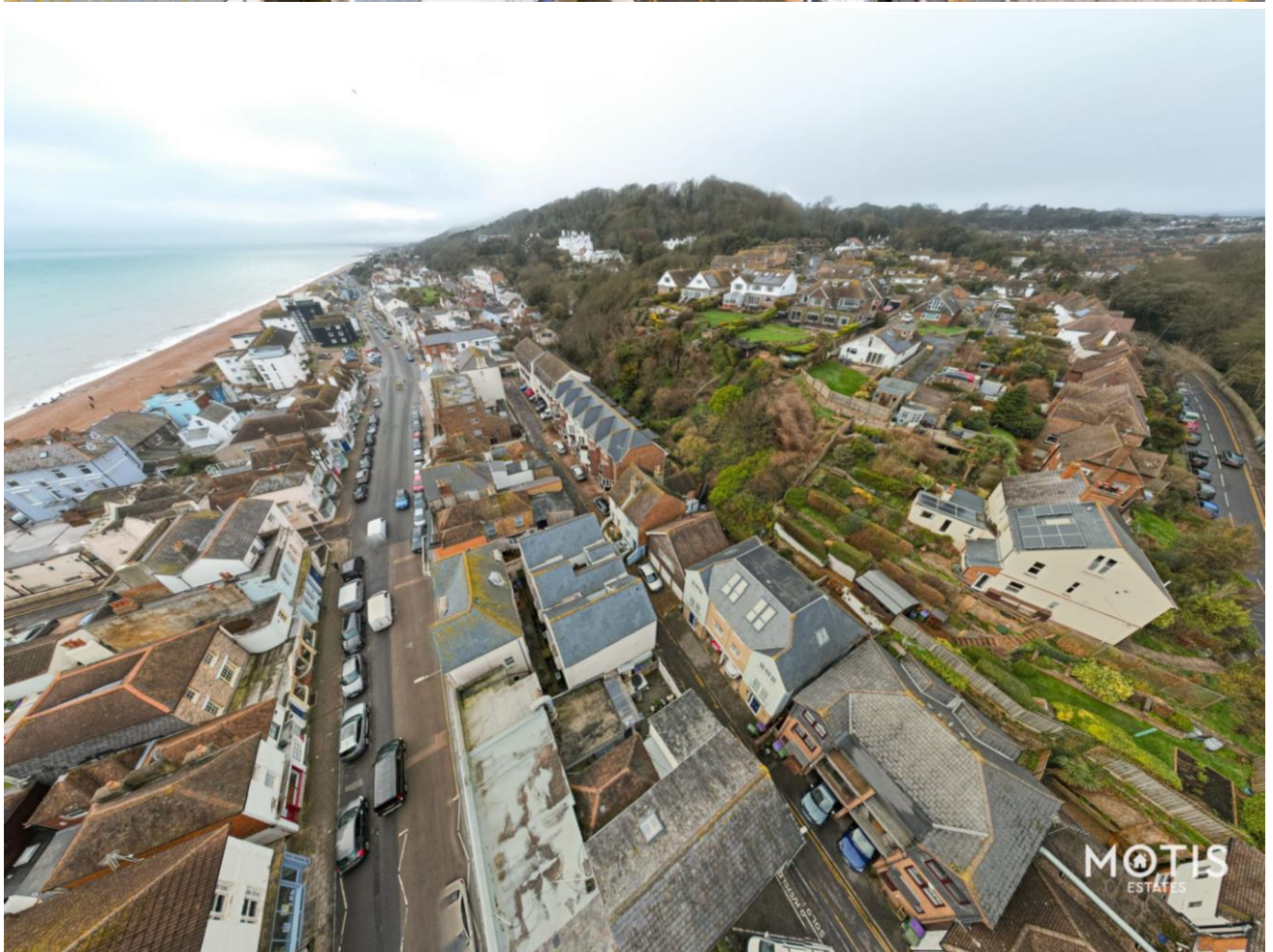
## Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

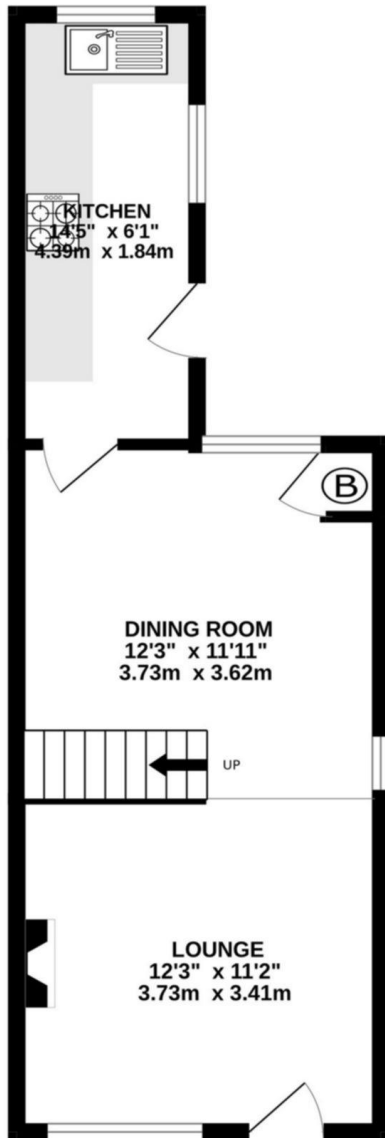




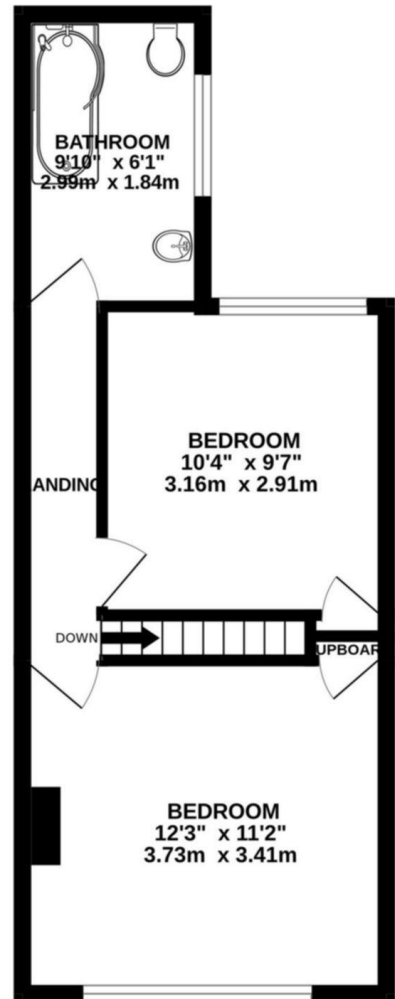




GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



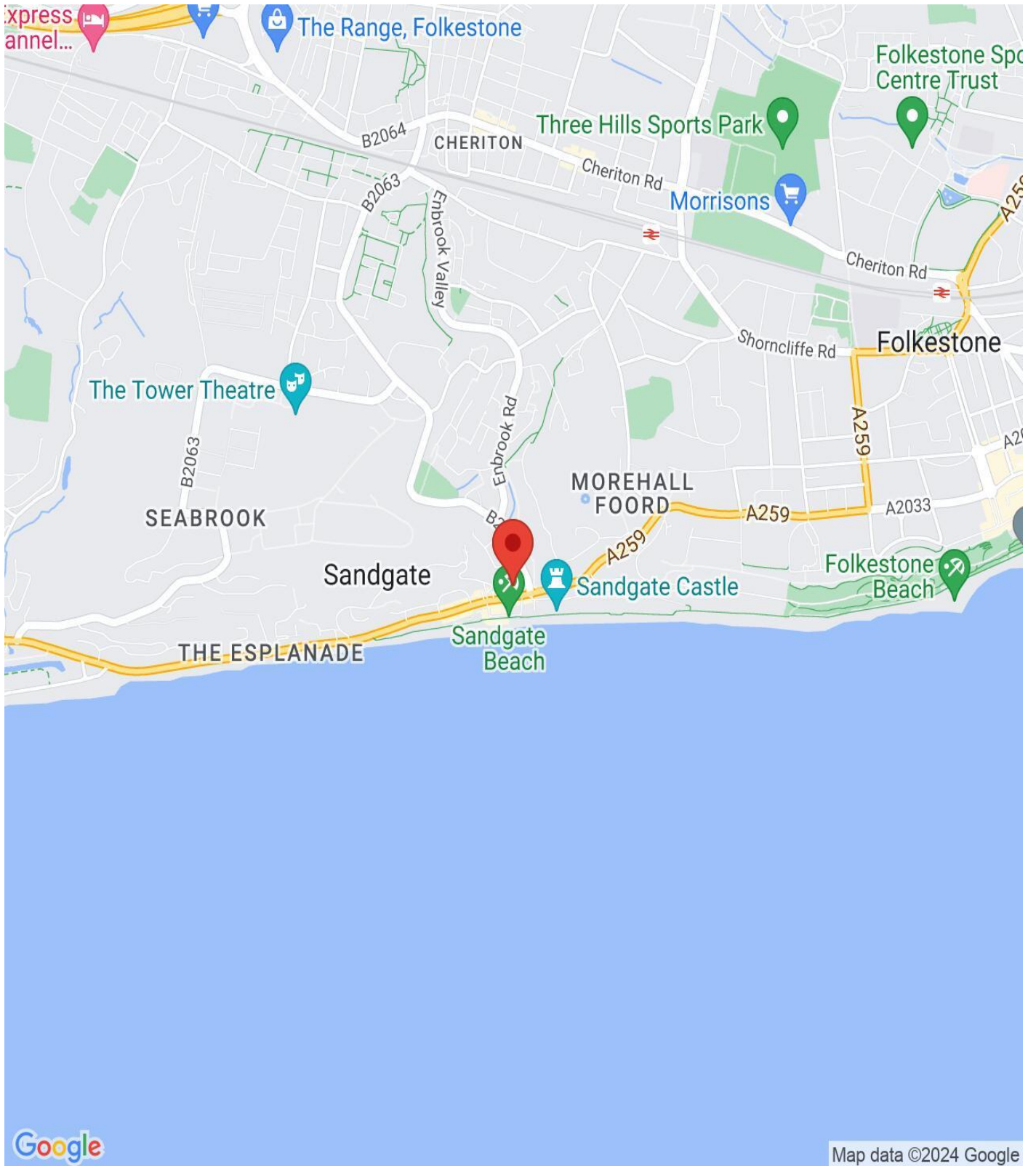
1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**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.