



28 Chart Road Folkestone Kent CT19 4EN

Guide £360,000

colebrooksturrock.com





28 Chart Road

Folkestone CT19 4EN

OPEN HOUSE SATURDAY 23RD APRIL 2022 - BY APPOINTMENT ONLY

A four bedroom family home close to schools and local amenities and backing onto playing fields.

Situation

Enjoying a family friendly location close to amenities including a range of interesting shops, supermarkets, sports and leisure facilities as well as a number of very good schools in the vicinity including a primary school on Chart Road.

Commuting services are excellent with Folkestone mainline station within easy walking distance providing High Speed rail services on HS1 to London St Pancras in under an hour.

The M20 motorway provides access to the remainder of Kent and Eurotunnel in Cheriton offers connections to France and the Continent.

The Property

A four bedroom three storey family home with a smart finish throughout.

The entrance hall leads through to a front sitting room with a large bay window with plantation shutters. This opens to a fitted kitchen with integral appliances and adjoining dining area with a brick fireplace and doors opening out to the rear garden.

Rising to the first floor there are two bedrooms, the master with a large bay window and plantation shutters has an adjoining nursery or dressing room. There is a family bathroom also.

On the second floor there are two bedrooms and a shower room.

Outside

The enclosed rear garden is principally laid to lawn and backs onto playing fields. There is rear access.

Services

We understand all main services are available.

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: C

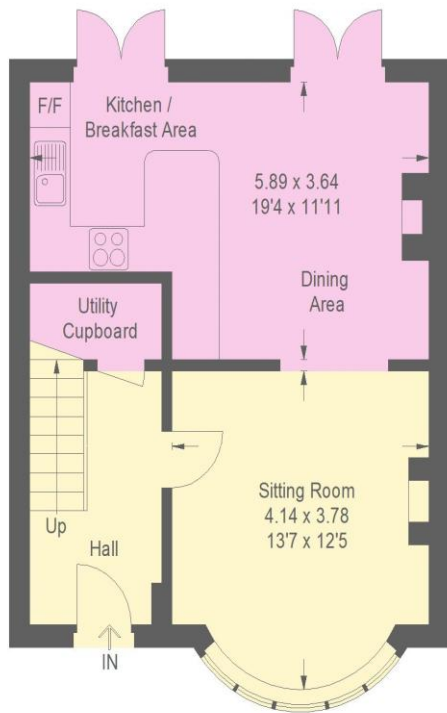
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



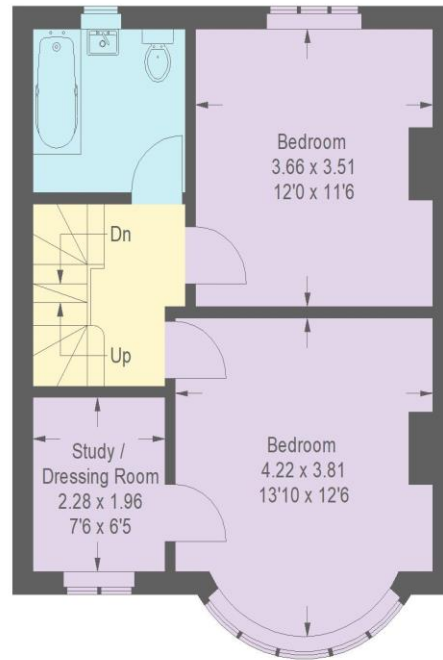
To view this property call Colebrook Sturrock on **01303 260666**

28 Chart Road, Cheriton, Folkestone



Ground Floor = 44.4 sq m / 478 sq ft

Approximate Gross Internal Area
123 sq m / 1323 sq ft



First Floor = 43.9 sq m / 472 sq ft



Second Floor = 34.7 sq m / 373 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 846733)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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