



17 Gray Close
Hawkinge, FOLKESTONE, CT18 7PD
£220,000

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17 Gray Close

Hawkinge, FOLKESTONE

Extremely well-presented and maintained end of terrace house with two double bedrooms, modern fitted kitchen, lovely garden and generous driveway parking for several vehicles in a small village close. **NO CHAIN.**

Situation

The property is located on the outskirts of the bustling village of Hawkinge. Close by are a number of walks and rides over surrounding countryside. The village of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a new excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, Zesteas Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

This is an attractive cottage style two bedroom end of terrace house with a lovely light and neutral decor and is considered economical to run, benefiting from gas fired central heating and UPVC double glazed windows and doors. On the ground floor there is an entrance hall with stairs leading to the first floor, fitted kitchen which is situated to the front of the property and spacious sitting/dining room to the rear with patio doors opening out into the garden. On the first floor there are two double bedrooms and family bathroom with the master bedroom having plenty of storage space with built-in fitted wardrobes. Viewing is highly recommended to fully appreciate this lovely home.

Outside

The rear garden is of a good size being fully enclosed and not overlooked. Mainly laid to neat lawn with an area of raised decking adjacent to the property and leading to the far rear. Shed to remain. Access to the front via a high timber gate. The front is considered low maintenance with a large expanse of paved driveway parking for at least 3 vehicles.

Services

All main services are understood to be connected to the property.

Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Current Council Tax Band: C

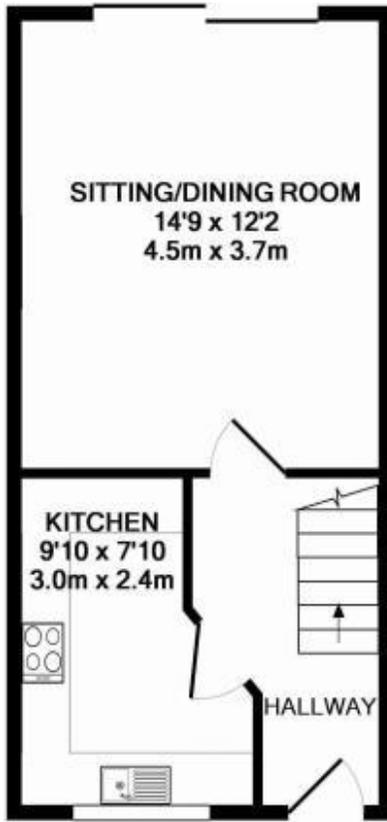
EPC Rating: C

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 892000**



GROUND FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2014

Entrance Hall

Kitchen

9' 10" x 7' 10" (2.99m x 2.39m)

Sitting/Dining Room

14' 9" x 12' 2" (4.49m x 3.71m)

Bedroom One

12' 2" x 11' 2" (3.71m x 3.40m)

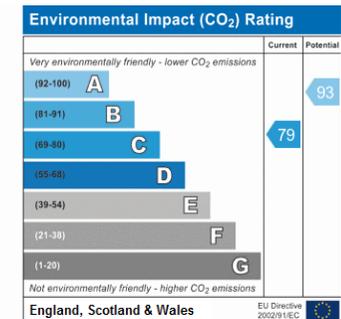
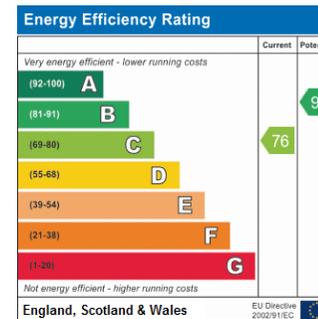
Bedroom Two

12' 2" x 9' 0" (3.71m x 2.74m)

Bathroom

12' 5" x 5' 1" (3.78m x 1.55m)

Garage



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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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