



3 Broadview, Folkestone, CT20 3ES
OIEO £400,000

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3 Broadview, Folkestone

A delightful beautifully presented two double bedroom semi-detached bungalow with contemporary fully fitted kitchen, conservatory and large south facing rear gardens.

Situation

This lovely property is ideally positioned being close to all shops, recreational and educational facilities including doctor surgery, dentist, supermarkets and schools to name but a few. Folkestone offers a wide range of shopping, recreational and educational facilities together with the famous Leas Promenade with access down to the sea front within just a few minutes walk. Also in a short driving distance of the property is access to the M20 motorway together with the main line train services to London. Indeed, the long awaited high speed link is now fully operational reducing the travel time from Folkestone to London St. Pancras via Ashford in some 57 minutes.

The Property

This deceptively spacious immaculately presented property has recently undergone major refurbishment to a high standard and includes a superb fully fitted contemporary kitchen, fully tiled modern wet room and has been beautifully designed with stylish neutral decoration throughout. The impressive sitting/dining room situated to the rear with bi-folding doors opens out into the rear garden and further double doors lead into the conservatory. The two double bedrooms (one is currently being used as a dining room) are of a good size, one being of double aspect and both fitted with quality plantation shutters which overlook the front. This really is an exceptional, excellently appointed residence and an early appointed viewing is advisable to avoid disappointment.

Outside

The generous size rear south facing garden is fully enclosed and not overlooked. Mainly laid to neat lawn with pretty established border planting. Adjacent to the rear of the property is a raised decked entertaining area with further patio leading to the side giving access to the front via a high timber gate. Summerhouse (negotiable). The front is considered low maintenance with block pavia driveway accommodating parking for several cars.

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: D

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
925 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (86.0 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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Hallway

14' 0" x 4' 3" (4.26m x 1.29m)

Bedroom 1

11' 6" x 11' 5" (3.50m x 3.48m)

Bedroom 2

14' 8" x 12' 0" (4.47m x 3.65m)

Sitting Room/Dining Room

23' 0" x 11' 6" (7.01m x 3.50m)

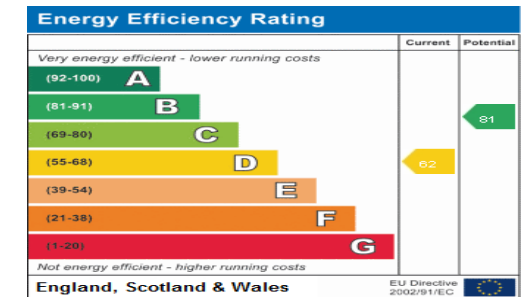
Shower Room

Kitchen

11' 2" x 12' 0" (3.40m x 3.65m)

Conservatory

7' 5" x 10' 10" (2.26m x 3.30m)



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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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