



46 Cricketers Close, Hawkinge,  
Folkestone, CT18 7NH  
Guide Price £255,000 - £270,000  
NO CHAIN

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# 46 Cricketers Close, Hawkinge, Folkestone

A lovely semi-detached property with two bedrooms, sitting/dining room, good size rear garden, garage and generous parking. NO CHAIN.

## Situation

Cricketers Close is a most attractive and popular cul-de-sac close to the village cricket ground on the outskirts of the popular and bustling expanding 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 an excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, The Cook's Table 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

Ideally located on the very edge of a delightful small development this lovely semi-detached property is situated on a generous plot. On the ground floor is an entrance hall, double aspect sitting room with access into the rear garden and fitted kitchen. On the first floor there are two bedrooms with built-in wardrobes to the master and a family bathroom. This property is conveniently being sold with no chain and should be viewed at your earliest convenience.

## Outside

The rear garden is of a good size being fully enclosed. Mainly laid to neat lawn with established border hedging together with a generous paved patio with access to the front via a high timber gate. Shed to remain. Private access into the rear of the garage. The front is considered low maintenance with ample parking for several 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.

## 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.



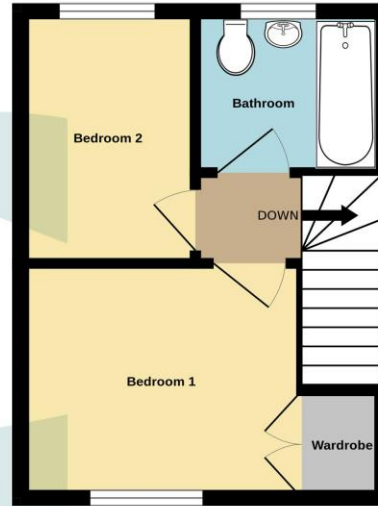


To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor  
358 sq.ft. (33.3 sq.m.) approx.



1st Floor  
223 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.0 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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**Sitting/Dining Room**  
17' 10" x 9' 8" (5.43m x 2.94m)

**Kitchen**  
7' 8" x 6' 3" (2.34m x 1.90m)

**Bedroom 1**  
8' 7" x 9' 9" (2.61m x 2.97m)

**Bedroom 2**  
9' 0" x 6' 1" (2.74m x 1.85m)

**Bathroom**  
5' 11" x 6' 6" (1.80m x 1.98m)

**Garage**  
16' 5" x 8' 0" (5.00m x 2.44m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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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