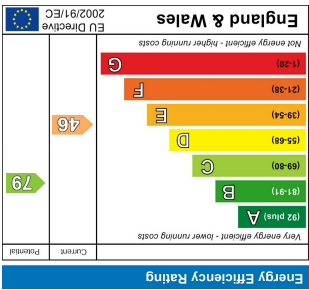


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



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The Property

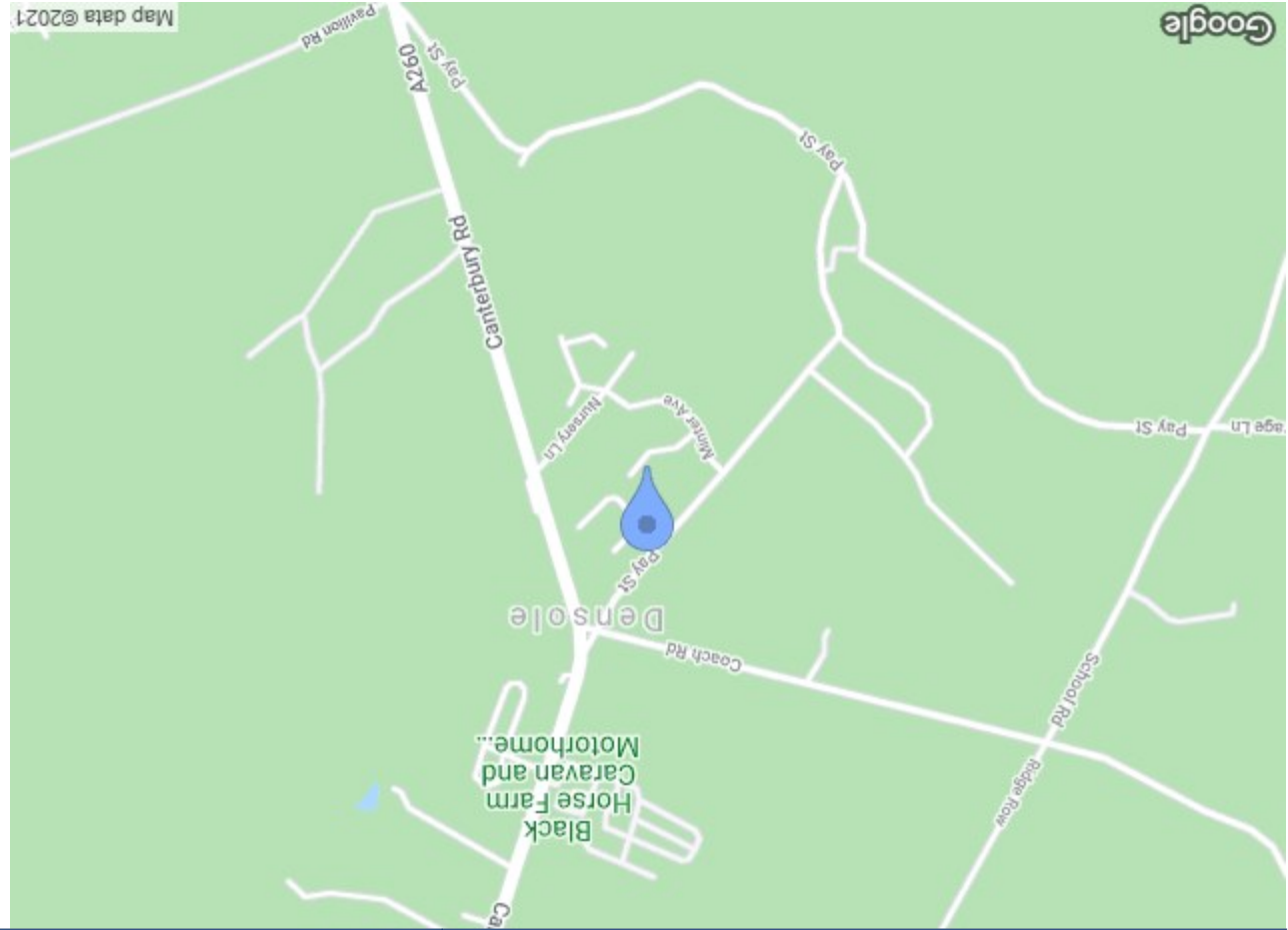
Ombudsman

101 Sandgate Road, Folkestone, Kent, CT20 2BQ

01303 255335 e. folkestone@milesandbarr.co.uk

miles & barr

YOUR PROPERTY AGENT



15 MINTER CLOSE
FOLKESTONE



15 MINTER CLOSE
FOLKESTONE

GUIDE PRICE £430,000

- Three Double Bedrooms + Annexe
- Fully Equipped Annexe / Holiday Let
- Quiet and Popular Location
- Ample Off Street Parking
- Well Presented Throughout
- Recently Updated
- Large Garden
- Potential for Holiday Let/ Rental
- Annexe for Parent or Growing Kids
- Conservatory

LOCATION

Densole

Densole is a small village located immediately north of Hawkinge, offering direct transport links to Folkestone and Canterbury as well as the M20, Channel Tunnel & the High Speed Links to London. The village also offers local bus stops with good service to Folkestone, Canterbury & surrounding towns and villages. Within Densole you will find the local pub and a shop with a post office. Nearby you have Reinden Woods, which is within the Kent Downs Area of Outstanding Natural Beauty making these woods an important habitat for woodland plants and butterflies.

Folkestone

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

ABOUT

THREE DOUBLE BEDROOMS PLUS A FULLY EQUIPPED ANNEX!

MILES AND BARR are very pleased to offer this large detached residence to the market.

The home has recently undergone improvements by the current owners including decoration, new kitchen brand new render and much more, so the home now offers light, bright and versatile accommodation.

The home itself is a three double bedroom detached residence, but has the added benefit of having a further, fully equipped annex.

The home offers accommodation comprising; entrance hall, spacious lounge, great sized kitchen diner with newly fitted kitchen and a conservatory to the ground floor. Upstairs are three good sized DOUBLE bedrooms and a large well-appointed bathroom with large Jacuzzi bath.

The Annex is well appointed throughout and offers light and bright accommodation comprising lounge/ diner, kitchen/breakfast room, its own conservatory as well as a large double bedroom and a lovely shower room.

To the rear of the home, there is a lovely garden which is laid to a mixture of lawn, patio and flower borders with two sheds and a summer house for the kids. To the front is ample off street parking for around five or six cars which completes the picture on this great home.

The property will make a great family home but has the added benefit of the annex, which is perfect for a dependent relative, could be good for a growing teenager or even used as another income stream via holiday lets or full time lettings, the choice is yours.

With its sought after position, good presentation, size and versatility, as well as being offered with NO CHAIN AHEAD, we urge you to take an internal viewing to truly appreciate what is on offer here.

For more information and your chance to view, call MILES AND BARR today!

DESCRIPTION

Ground Floor

Entrance Porch

Hallway

Lounge 20'9 x 11'6 (6.32m x 3.51m)

Kitchen / Breakfast Room 14'7 x 14' (4.45m x 4.27m)

Utility Room/WC 9'3 x 5'2 (2.82m x 1.57m)

Conservatory 12'6 x 9'5 (3.81m x 2.87m)

First Floor

Bedroom One 12'5 x 9'6 (3.78m x 2.90m)

Bedroom Two 13'6 x 9'5 (4.11m x 2.87m)

Bedroom Three 11'7 x 9'5 (3.53m x 2.87m)

Bathroom 9'7 x 7' (2.92m x 2.13m)

Ground Floor Annex

Living Room 17'9 x 13'4 (5.41m x 4.06m)

Kitchen / Diner 19'1 x 7'4 (5.82m x 2.24m)

Conservatory 9'6 x 7'6 (2.90m x 2.29m)

Bedroom 12'7 x 10'5 (3.84m x 3.18m)

Shower Room

External

Driveway

Rear Garden

