smith woolley

chartered surveyors

54, Dudley Road, Folkestone, CT19 6DA

£270,000

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Folkestone, CT19 6DA

Situated in a quiet cul-de-sac on Dudley Road, Folkestone, this charming house, 3 bedroom, terraced house offers a delightful blend of character and modern living. Recently decorated, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

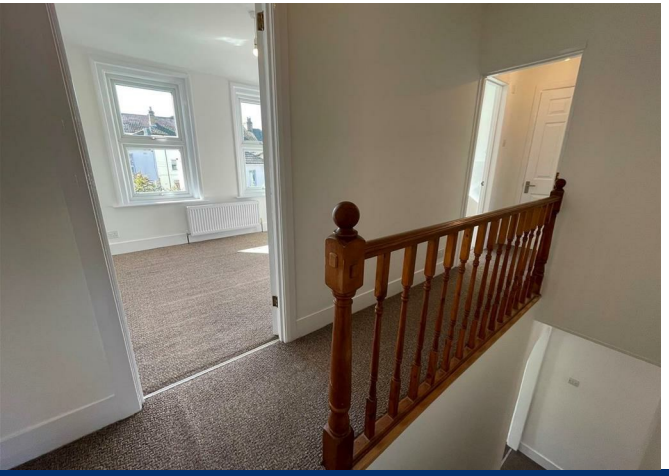
Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. From the dining room there is a step down to the kitchen. On the first floor there are 3 bedrooms as well as a good size bath/shower room and Wc. The south-facing courtyard provides a lovely outdoor space, ideal for basking in the sun during warmer months or creating a serene garden retreat.

The property is also conveniently located for the Harbour Arm with its range of eateries and bars. There are lovely sandy and pebble beaches nearby as well as cliff top walks.

With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. The peaceful location ensures a sense of community while still being conveniently close to local amenities and transport links.

This house is a wonderful opportunity for anyone looking to settle in a charming area of Folkestone, combining the allure of a period property with the comforts of modern living. Don't miss the chance to make this delightful home your own.

Identification Checks
If an offer is accepted on a property marketed by Smith Woolley, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable.



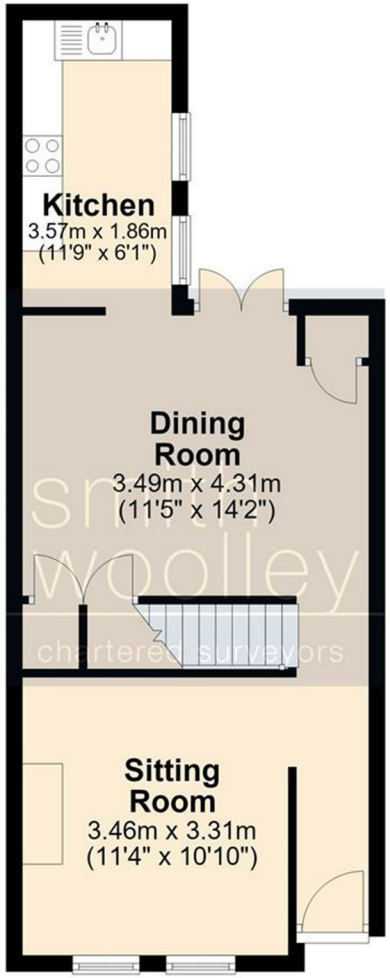
Sitting Room	11'4" x 14'1" (3.46 x 4.31)
Dining Room	11'5" x 14'1" (3.49 x 4.31)
Kitchen	11'8" x 6'1" (3.57 x 1.86)
Bedroom 1	11'4" x 11'10" (3.46 x 3.63)
Bedroom 2	8'8" x 11'4" (2.66 x 3.46)
Bathroom	
Bedroom 3	13'10" x 6'8" (4.22 x 2.05)

- *NO CHAIN*
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- Double Glazing
- Newly Decorated
- Cul-de-Sac location
- South-facing courtyard

Floor Plans (*Additional floors may be continued on further brochure pages)

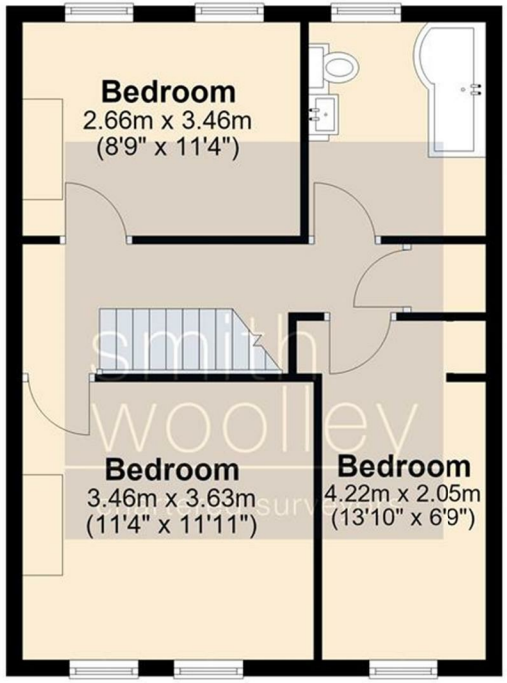
Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



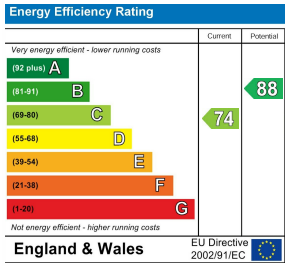
First Floor

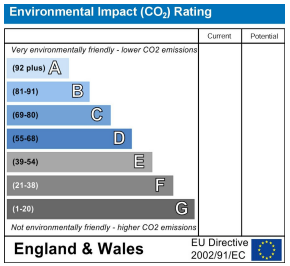
Approx. 45.8 sq. metres (493.1 sq. feet)



Total area: approx. 86.5 sq. metres (931.4 sq. feet)

EPC





Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01303 226622 Email: enquiries@smithwoolley.com https://www.smithwoolley.com

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.