

77, Ashley Avenue, Folkestone, CT19 4PJ  
Guide Price £230,000





## Folkestone, CT19 4PJ

Situated in an ever popular residential area of Cheriton and convenient for all local amenities, this mid terrace house now requiring modernisation throughout, offers an ideal opportunity for investors, or first time buyers wanting to put their own stamp on their first property. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

On the ground floor there is a well proportioned open plan living room/dining room, kitchen with window overlooking the long rear garden, and rear utility porch giving access to the rear garden. On the first floor are two bedrooms and a good size shower room/W.C. Outside there is a long, westerly facing rear garden with various shrubs and good size Garden Store with potential to construct a garage or hardstanding for a car.

Situated in a desirable location, this property benefits from easy access to local amenities, including shops, schools, and parks, regular bus services, ensuring that all off your daily needs are within easy reach. From nearby Folkestone West train station the high speed rail link gives access to London St Pancras in under 1 hour. The vibrant community of Folkestone is known for its friendly atmosphere and beautiful coastal scenery, making it an attractive place to live.

With its appealing features and convenient location, this mid terrace house on Ashley Avenue is a wonderful choice. It promises a comfortable lifestyle in one of Kent's most sought-after towns. Offered For Sale with no chain, do not miss the chance to make this lovely property your new home.





## Full Description

### Porch and Hallway

### Lounge

12'7" x 10'10" (3.85 x 3.31)

### Dining Room

12'9" x 9'3" (3.90 x 2.83)

### Kitchen

12'1" x 8'2" (3.69 x 2.50)

### Lean-To

14'3" x 6'2" (4.36 x 1.90)

### Bedroom 1

14'4" x 12'7" (4.39 x 3.85)

### Bedroom 2

12'9" x 9'7" (3.90 x 2.93)

### Bathroom

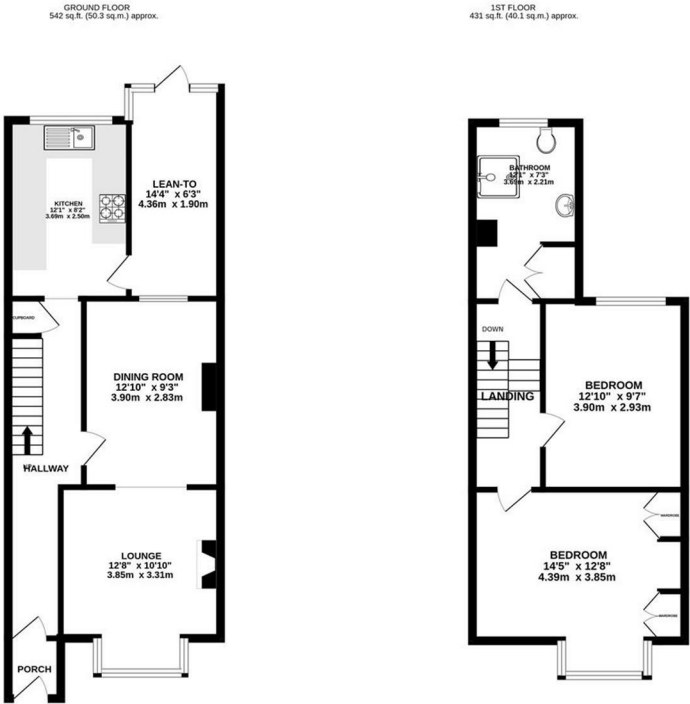
12'1" x 7'3" (3.69 x 2.21)

- Popular residential area
- Ideal for investment or first time buyer
- Long rear garden
- 2 well proportioned bedrooms
- Excellent transport links
- NO CHAIN





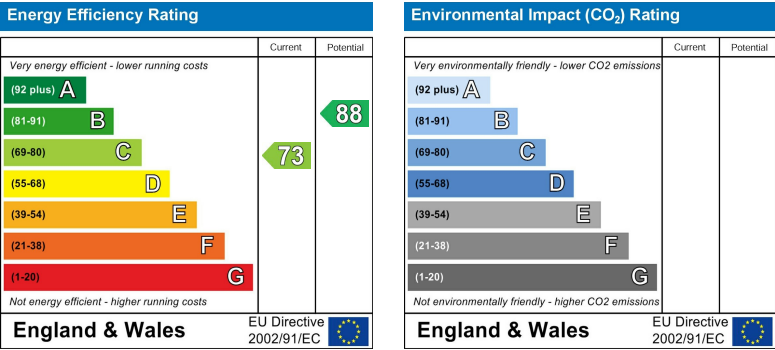
Floor Plans (\*Additional floors may be continued on further brochure pages)



TOTAL FLOOR AREA: 973 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used as such for any prospective purchase. 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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Viewing

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