



## Cambridge Gardens, , Folkestone, Kent, CT20 1DB

- THREE BEDROOMS
- FITTED BATHROOM
- NO ONWARD CHAIN
- EPC - D
- FITTED KITCHEN
- CLOSE TO AMENITIES
- MAISONETTE
- CLOSE TO FOLKESTONE CENTRAL STATION

**Guide Price £230,000**





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## DESCRIPTION

GUIDE PRICE - £230,000-250,000 - Nestled in the sought-after area of Cambridge Gardens, Folkestone, this delightful upper floor maisonette offers a perfect blend of comfort and convenience. Boasting three well-proportioned bedrooms and two modern bathrooms, this property is ideal for families or professionals seeking a spacious living environment.

The heart of the home is a generous reception room, providing an inviting space for relaxation and entertaining. The property is presented in good condition throughout, ensuring that it is ready for you to move in without the need for any immediate works.

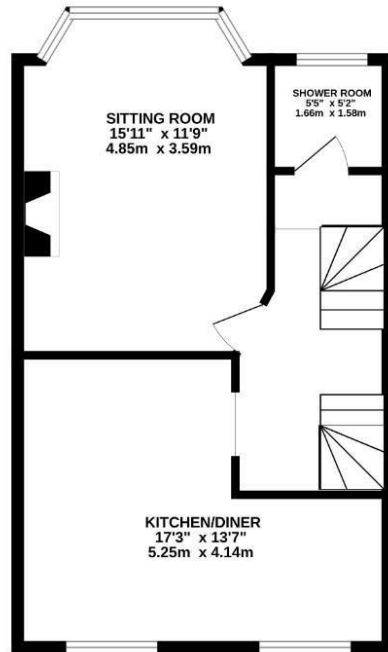
One of the standout features of this maisonette is its prime location. It is within walking distance to Folkestone Central station, making it an excellent choice for commuters. The vibrant local amenities, including shops, cafes, and parks, are also easily accessible, enhancing the appeal of this charming residence.

Additionally, this property comes with the advantage of no onward chain and a share of the freehold, offering a hassle-free purchasing experience. Whether you are looking for a new family home or a smart investment opportunity, this lovely maisonette in Cambridge Gardens is not to be missed.

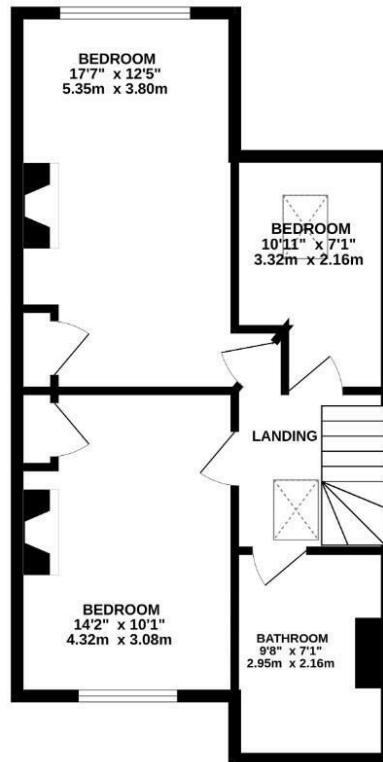




1ST FLOOR



2ND FLOOR



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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### Viewings

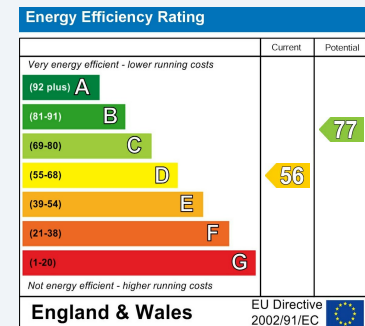
Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.