



Cavell Place, , Folkestone, Kent, CT20 3XH

- Smart Family Home
- 3 Bedrooms
- Family Bathroom
- Sitting Room
- Convenient Location
- Constructed in 2023
- Ensuite bathroom
- Ground Floor Cloakroom
- Kitchen/Dining Room Overlooking the Rear Garden
- Viewing Recommended

Guide Price £350,000



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DESCRIPTION

A well presented semi detached home situated in a popular, well respected and convenient location.

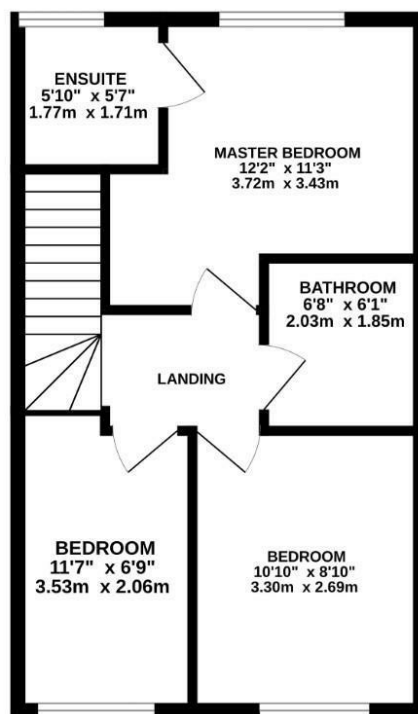
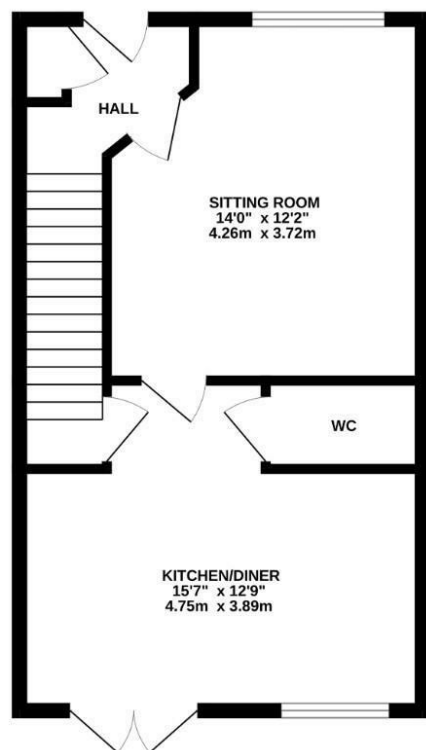
Constructed in 2023 this smart family home offers accommodation to include on the ground floor a sitting room which leads into the kitchen/dining room overlooking the rear garden and includes a range of appliances. To the first floor there are three bedrooms, the master bedroom having an ensuite shower room. In addition there is a family bathroom along with a useful ground floor cloakroom.

To the rear there is a lawned rear garden. Parking is provided to the front.

Located in a popular residential location while still being conveniently situated close to transport links, with the M20 motorway easily accessible. Folkestone West train station is just a short drive being 1.8 miles away providing regular high speed rail links in to London in under one hour. There are an excellent range of both primary and secondary schools nearby







TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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Viewings

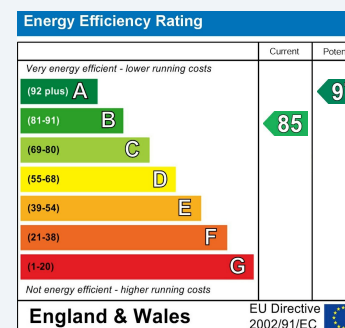
Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.