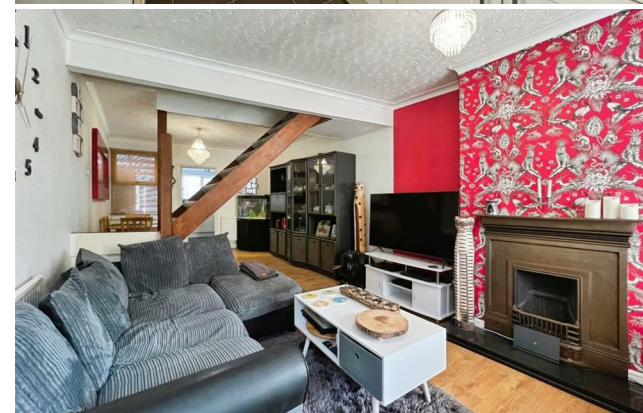




## Charlotte Street, Folkestone

- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDEN
- OPEN PLAN DOWNSTAIRS LIVING
- ON ROAD PARKING
- GREAT LOCATION CLOSE TO HARBOUR
- GOOD CONDITION THROUGHOUT
- UPSTAIRS BATHROOM
- EPC - C

**Guide Price £200,000**



**Tenure: Freehold**

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# Charlotte Street, Folkestone

## DESCRIPTION

GUIDE PRICE - £200,000-£210,000 - WHAT A BARGAIN! - Nestled in the charming locale of Charlotte Street, Folkestone, this delightful two-bedroom mid-terraced house offers a perfect blend of modern living and classic character. Built in 1900, the property has been thoughtfully maintained and is presented in excellent condition, making it an ideal choice for first-time buyers and investors alike.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and comfort, providing an inviting space for relaxation and entertaining. The two generously sized double bedrooms are well-appointed, ensuring ample space for rest and personalisation. The modern upstairs bathroom is stylishly designed, catering to contemporary needs while maintaining a sense of homely charm.

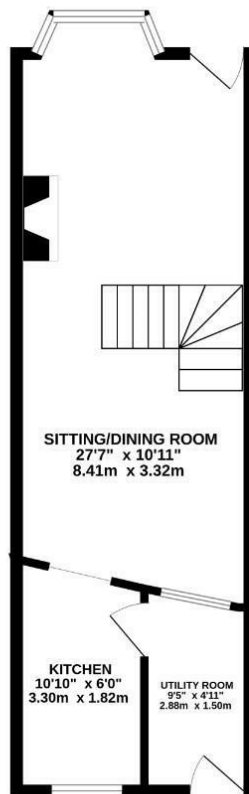
One of the standout features of this property is the good-sized rear garden, a perfect retreat for enjoying long summer evenings with friends and family. This outdoor space offers a wonderful opportunity for gardening enthusiasts or simply a tranquil area to unwind.

With a total area of 764 square feet, this home is both practical and inviting, ready for you to move straight in without the need for any immediate renovations. The location on Charlotte Street is highly sought after, providing easy access to local amenities and transport links, making it a convenient base for everyday living.

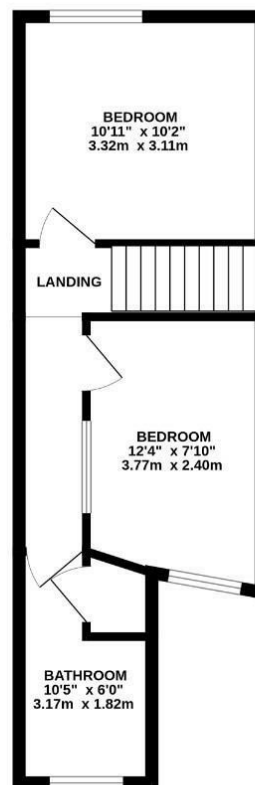
In summary, this lovely mid-terraced home in Folkestone is a rare find, combining modern comforts with a welcoming atmosphere. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this residence is sure to impress.



GROUND FLOOR



1ST 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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## Viewing

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

93-95 Sandgate Road, Folkestone, CT20 2BQ

Tel: 01303 210335 Email:

folkestone@hunters.com <https://www.hunters.com>



Council Tax: B

## 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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>87</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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