

Fernbank Crescent, Folkestone

- TERRACED HOME
- SITTING/DINING ROOM
- FITTED KITCHEN
- EPC TBA
- TWO BEDROOMS
- LARGE BATHROOM
- ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES

Guide Price £210,000

Tenure: Freehold

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Fernbank Crescent, Folkestone

DESCRIPTION

Nestled in the charming Fernbank Crescent, this delightful two-bedroom terraced house offers an ideal opportunity for first-time buyers and investors alike. Located just off Blackbull Road in Folkestone, Kent, this property boasts a prime position within a friendly neighbourhood.

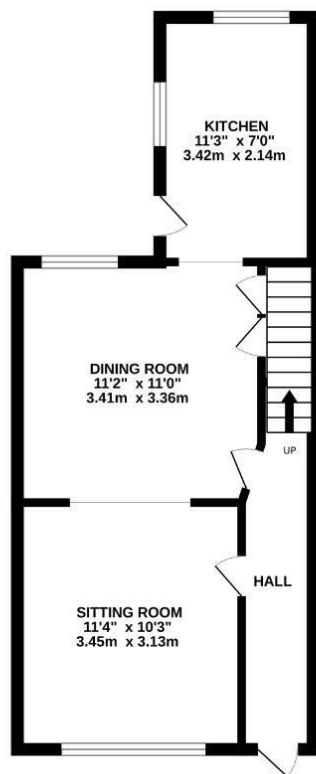
In this delightful property, you will find two spacious double bedrooms, providing ample room for relaxation and rest. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The upstairs main bathroom is well-appointed, ensuring convenience for all residents.

The house is presented in lovely condition throughout, allowing you to move straight in without the need for any immediate renovations. The manageable, low-maintenance garden offers a pleasant outdoor space, ideal for enjoying the fresh air or hosting small gatherings. Additionally, on-road parking is available for permit holders, making it easy for you and your guests to park nearby.

This terraced home is not only a wonderful place to live but also represents a sound investment opportunity in a sought-after area. With its appealing features and excellent location, this property is sure to attract interest. Don't miss your chance to make this lovely house your new home.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.

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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 | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | 84 | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | 64 | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | | EU Directive 2002/91/EC | England & Wales |

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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