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# Middlemead, Folkestone

## Offers In Excess Of £415,000



Nestled in the high desirable area of Broadmead Village, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office.

The property features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is the generous parking space, accommodating up to three vehicles, which is a rare find in this desirable location.

Middlemead is known for its friendly community atmosphere and convenient access to local amenities, making it an ideal place to settle down. With its blend of comfort and practicality, this semi-detached house is a wonderful choice for those seeking a welcoming home in Folkestone. Don't miss the chance to make this property your own and enjoy all that this lovely area has to offer.

The property is situated in a highly desirable area, which is conveniently located close to local schools, transport routes, and amenities, ensuring ease and convenience for its residents. Local parks are nearby as well as the popular Folkestone Sports Centre. High Speed train links to London are also a 10 minute walk away adding convenience for commuters. Balancing functionality with elegance, this stunning property has everything a buyer looking for their dream home has to offer.

Services - Mains water, gas electricity and sewerage

Heating - Gas Central heating

Broadband - Average Broadband Speed 7mb - 1800mb

Mobile Phone coverage - Good

Flood Risk - Very Low



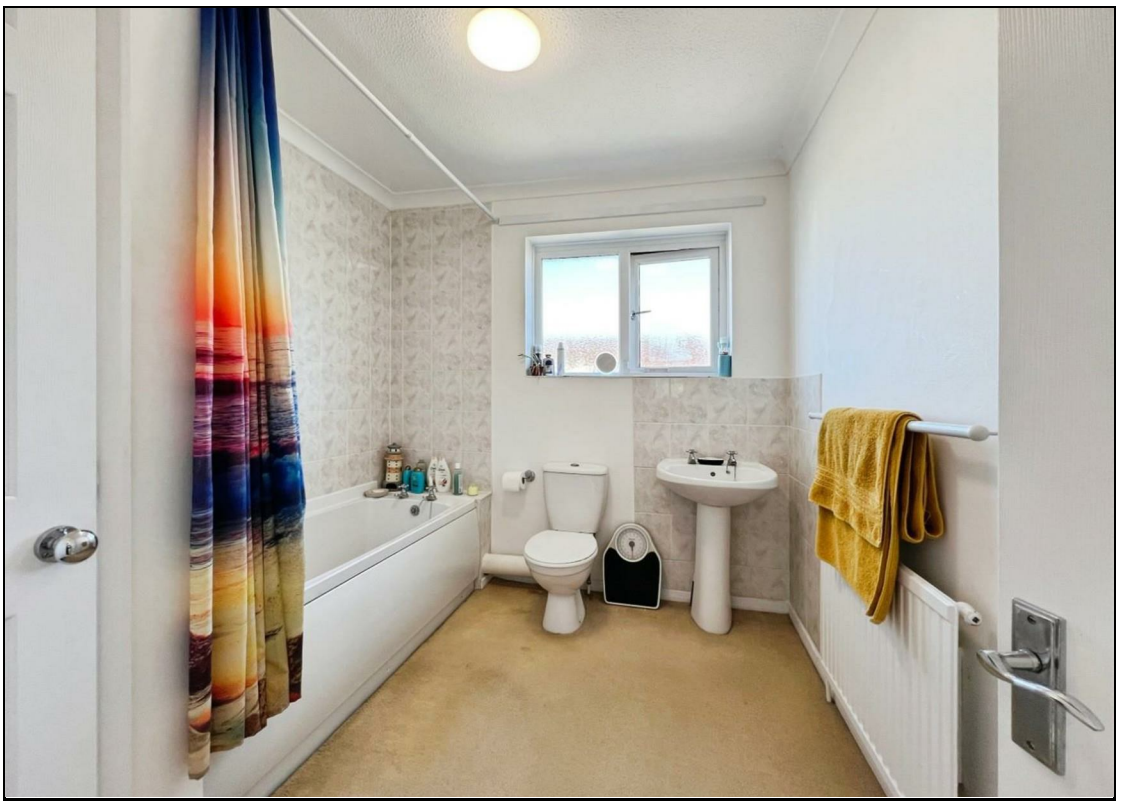
- THREE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM AND UTILITY ROOM
- LARGE ENTRANCE HALL WITH TWO LARGE STORAGE CUPBOARDS
- MODERN FAMILY UPSTAIRS BATHROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY AND INTEGRATED GARAGE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- SOUGHT AFTER LOCATION













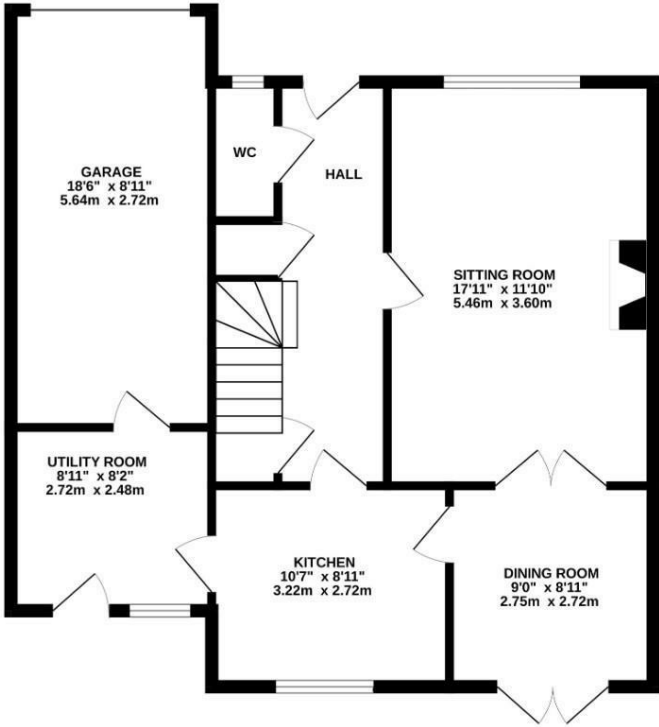








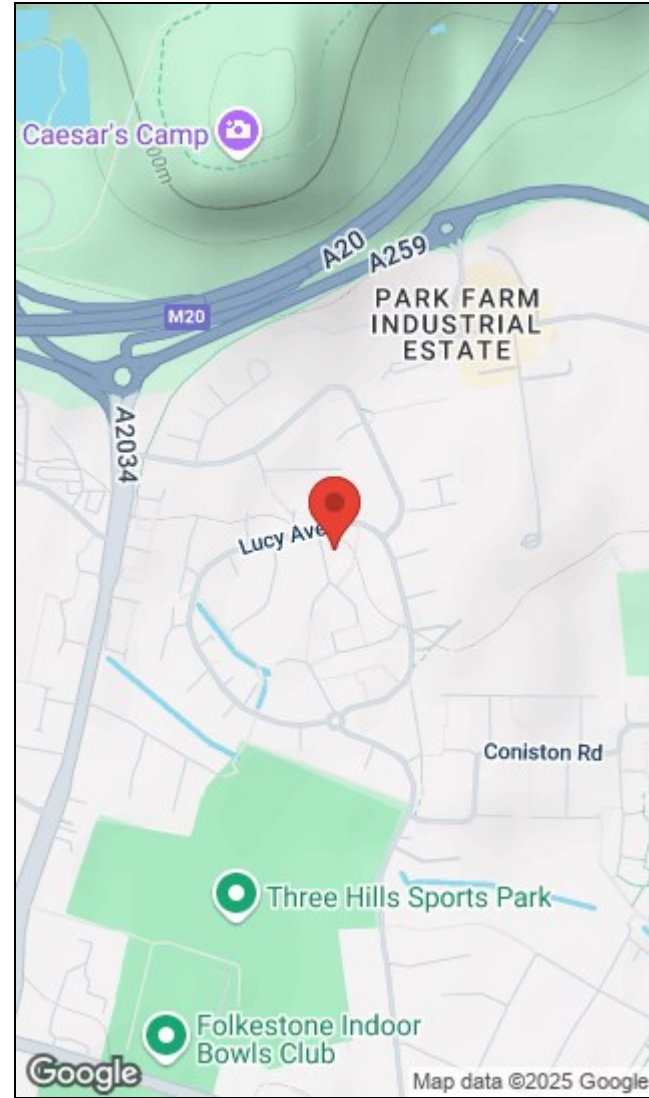
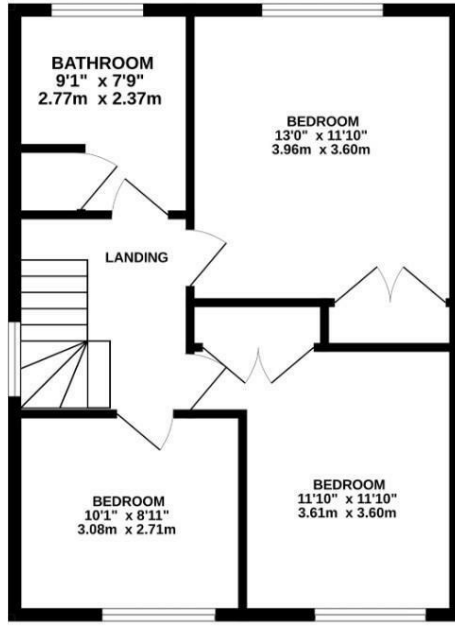
## GROUND FLOOR





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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### 1ST FLOOR



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>67</p>	<p>Potential</p> <p>80</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 		<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 	

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