



## Creteway Close, Folkestone

- THREE BEDROOMS
- LARGE LOUNGE/DINER
- PARKING AT REAR
- SCOPE TO POTENTIALLY EXTEND
- MODERN KITCHEN
- GREAT LOCATION
- MODERN BATHROOM
- EPC - AWAITED

**Guide Price £250,000**



# Creteway Close, Folkestone

## DESCRIPTION

GUIDE PRICE - £250,000-270,000 - Hunters Folkestone are delighted to offer to the market this lovely three bedroom home in the popular location of Creteway Close in Folkestone.

A fabulous property throughout, it offers everything you could wish for in your new home. The property has been well maintained by the current vendors who have installed a modern kitchen and bathroom. There is a fantastic size lounge which can also incorporate into a dining room, there is also a downstairs WC for guests! Upstairs you will find three good size bedrooms and a large shower room which is all in nice condition.

Outside you will find a large garden which is raised in tiers. There is the opportunity for parking also at the rear which would be dedicated to this property should you wish to incorporate this.

You really couldn't ask for more in a home, especially for first time buyers and investors. Call Hunters Folkestone today to arrange your viewing!

Location - Creteway Close is set in the heart of Folkestone and is within walking distance to Folkestone Harbour and also local HS2 railway stations. The M20 motorway is also close by with links to London and The Coast.

Council Tax Band - B

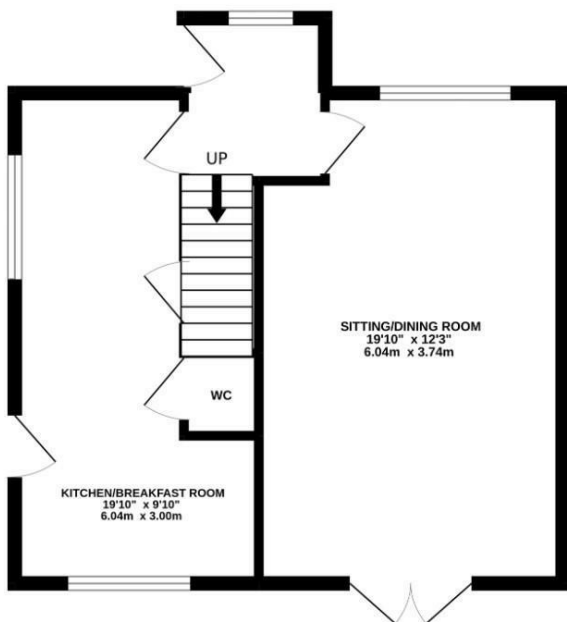
Tenure - Freehold

Local Authority - Folkestone and Hythe District Council

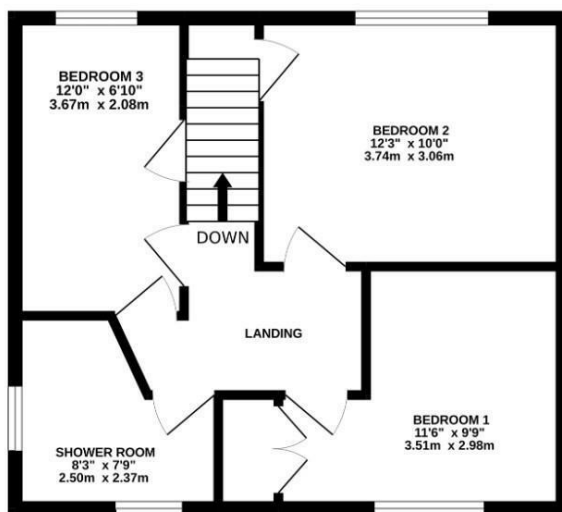




GROUND FLOOR



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](mailto:folkestone@hunters.com) <https://www.hunters.com>



## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

