



## Kipping Close, Hawkinge, Folkestone Kent, CT18 7NY

- 6 MONTH LET ONLY
- TWO RECEPTIONS
- PARKING AND GARAGE
- EPC C
- THREE BEDROOMS
- ENCLOSED LARGE GARDEN
- CLOSE TO AMENITIES
- AVAILABLE NOW

**£1,200 Per Month**

**HUNTERS®**  
HERE TO GET *you* THERE

# Kipping Close, Hawkinge, Folkestone Kent, CT18 7NY

## DESCRIPTION

Hunters are pleased to offer for let this delightful modern home in the sought after area of Hawkinge close to all the local amenities, and is available now for a 6 MONTH RENTAL ONLY. The light and airing living space comprises a spacious sitting room which leads into the dining room and kitchen area. There are patio doors from the dining room which leads out to the rear garden. Upstairs you will find three bedrooms and bathroom with white suite.

Upstairs there are 3 bedrooms and family bathroom. Outside there is parking and garage, a good size rear garden with paved patio and is laid to lawn.

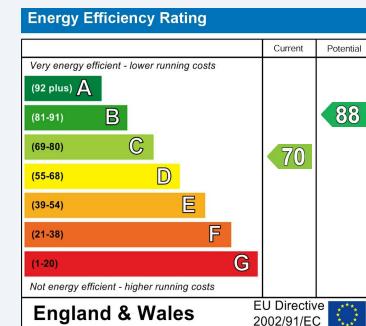
Close to local village amenities to include primary school, supermarket and individual shops and businesses. Access to the M20 is a short distance away by car.





## 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.

### Viewings

Please contact [folkestone@hunters.com](mailto: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.

**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.