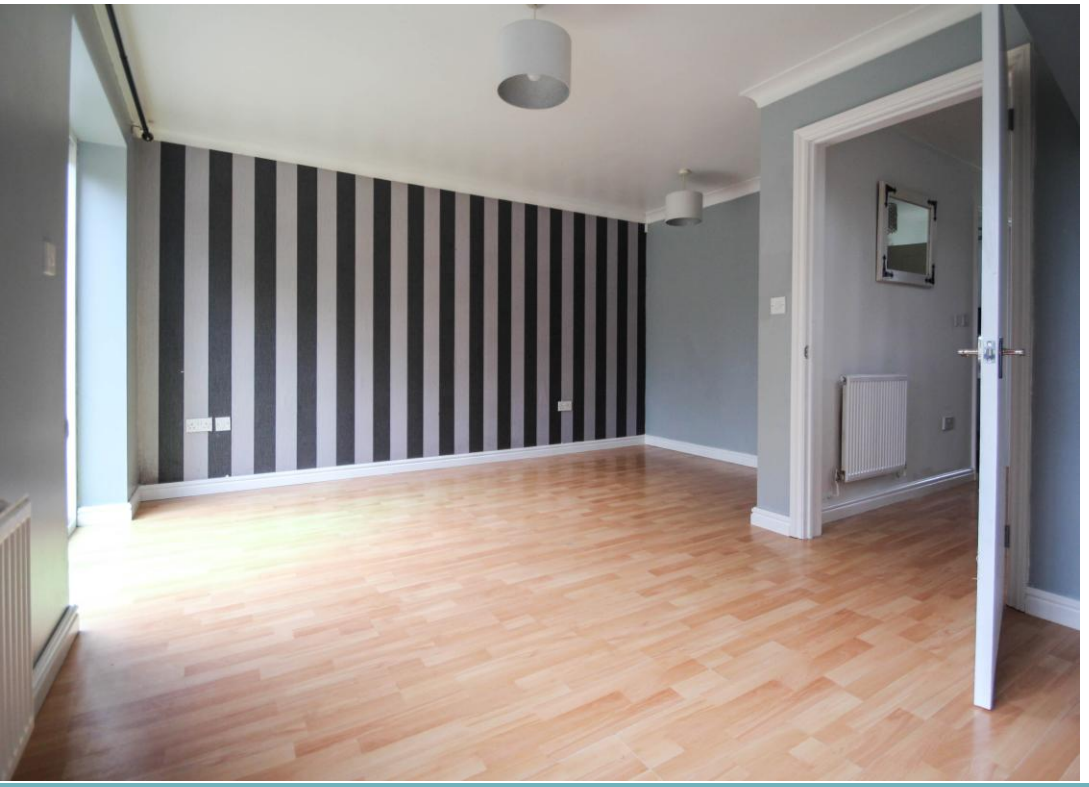


6 Bland Drive
Hawkinge, FOLKESTONE, CT18 7PX
£295,000

colebrooksturrock.com





6 Bland Drive

Hawkinge, FOLKESTONE

An attractive, light and airy, three bedroom end-of-terrace house with good size garden on corner plot situated in a small cul-de-sac location. ** NO CHAIN **

Situation

The property is situated on Bland Drive, on the popular East side of Hawkinge. Set with easy access to countryside walks and bridleways. Hawkinge offers a wide range of amenities including Tesco Express, Lidl, GP and dental surgeries, two pharmacies, two primary schools and Post Office to name but a few. Leisure options include The Community Centre, village hall, Cricket Club and a variety of local pubs and takeaway establishments. A bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, the cathedral city of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High-Speed rail link from Folkestone to London St Pancras via Ashford takes some 53 minutes. Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the A20/M20 motorway giving easy access to Dover, Ashford and Maidstone.

The Property

This light and airy family home features a canopied entrance leading into a welcoming entrance hall with cloakroom/WC. To the front, the kitchen features a gas hob and electric oven with space for free standing appliances and benefits from newly fitted kitchen units. The spacious L shaped sitting/dining room has window and sliding doors overlooking the rear garden and the laminate flooring here extends throughout the hallway. Upstairs, the master bedroom also benefits from laminate flooring and overlooks the rear garden. Bedrooms two and three have newly fitted grey carpeting. The bathroom features a bath with shower over. There is a useful airing cupboard off the landing with new combi boiler.

Outside

The property benefits from driveway parking, located to the left-hand side, for two vehicles. The front garden is mainly laid to neat lawn with path to the front door. A paved pathway continues around the side of the property allowing access to the rear via a high timber gate.

The rear garden is of a good size with lawn and established shrubs and trees. To the side of the garden there is space, if so desired, for a shed or garden store. Adjacent to the rear of the property is an area of paved patio.

Services

All mains services are understood to be connected. Gas fired central heating.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: D

Agents Note

The property is ‘bought as seen’ and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.











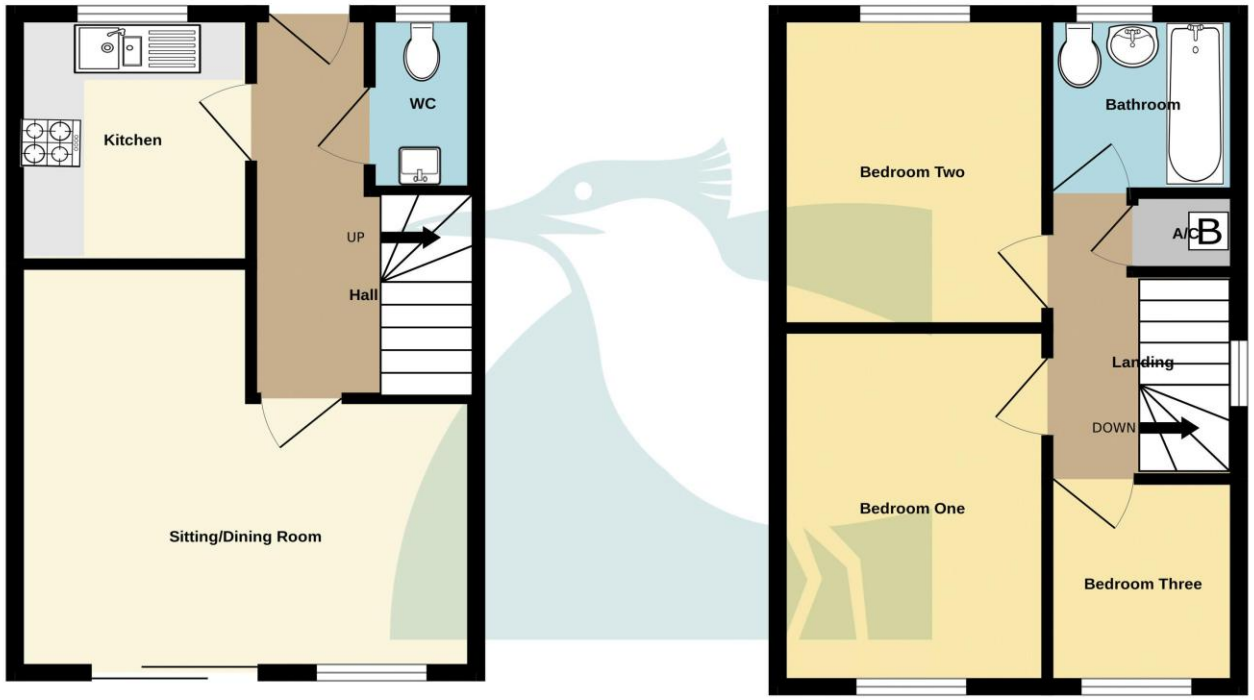




To view this property call Colebrook Sturrock on 01303 892000

Ground floor
339 sq.ft. (31.5 sq.m.) approx.

1st floor
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

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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Canopied Entrance

Entrance Hall
12' 11" x 4' 4" (3.93m x 1.32m)

Kitchen
8' 7" x 7' 8" (2.61m x 2.34m)

Sitting/Dining Room
15' 6" x 14' 0" (4.72m x 4.26m)

Cloakroom/WC
6' 0" x 3' 2" (1.83m x 0.96m)

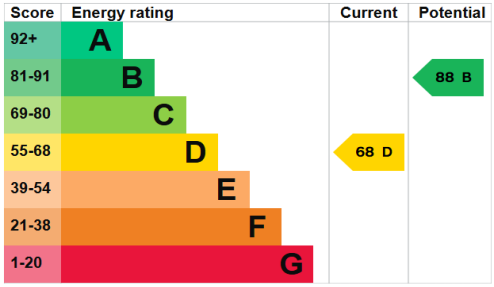
Landing
9' 6" x 3' 2" (2.89m x 0.96m)

Bedroom One
12' 3" x 8' 9" (3.73m x 2.66m)

Bedroom Two
10' 9" x 8' 9" (3.27m x 2.66m)

Bedroom Three
7' 1" x 6' 7" (2.16m x 2.01m)

Bathroom
6' 5" x 6' 1" (1.95m x 1.85m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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