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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



Energy Efficiency Rating	
Very energy efficient - lower running costs	A
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(43-54)	E
(21-42)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



CONISTON ROAD FOLKESTONE



CONISTON ROAD
FOLKESTONE

GUIDE PRICE £330,000

noea
propertymark
PROTECTED

aria
propertymark
PROTECTED

Relocation
PLATINUM MEMBER
2020/2021

The Property
Ombudsman

101 Sandgate Road, Folkestone, Kent, CT20 2BQ

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...valuing people, not just property

miles & barr

- Chain free
- South facing garden
- Garage & parking
- Popular residential area close to the station
- Open plan living space
- Utility space & cloakroom

LOCATION

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

ABOUT

.*OPEN DAY SATURDAY THE 12TH OF MARCH - BY APPOINTMENT ONLY*

WELL PRESENTED EXTENDED FAMILY HOME IN POPULAR LOCATION!

MILES AND BARR are delighted to offer this deceptively spacious, three bedroom family home to the market.

Located in a popular area, this home provides easy access to the town centre and sea front, great schooling at both Junior and Grammar levels, as well as excellent transport links via road and train, including the high speed link to London.

The home offers spacious and extended accommodation and is well presented throughout. The home offers an entrance hall/utility room, downstairs cloakroom, a kitchen with breakfast bar and a further two more reception rooms to the ground floor. Upstairs are three good sized bedrooms, bathroom and separate shower room. There is also ample built in storage.

To the rear is a private, south facing garden mainly laid to lawn. To the front is a driveway and garage with potential to convert into further living space (subject to relevant planning and permissions).

DESCRIPTION

Entrance

Lounge 10'10 x 18'06 (3.30m x 5.64m)

Dining Room 16'11 x 8'00 (5.16m x 2.44m)

Utility Room 6'05 x 10'09 (1.96m x 3.28m)

Kitchen 13'03 x 10'08 (4.04m x 3.25m)

First Floor

Bedroom One 11'08 x 9'01 (3.56m x 2.77m)

Bedroom Two 9'01 x 9'05 (2.77m x 2.87m)

Bedroom Three 9'00 x 11'00 (2.74m x 3.35m)

Bathroom 9'04 x 5'10 (2.84m x 1.78m)

Shower Room

External

Garage 15'11 x 7'11 (4.85m x 2.41m)

Off Street Parking

Rear Garden

