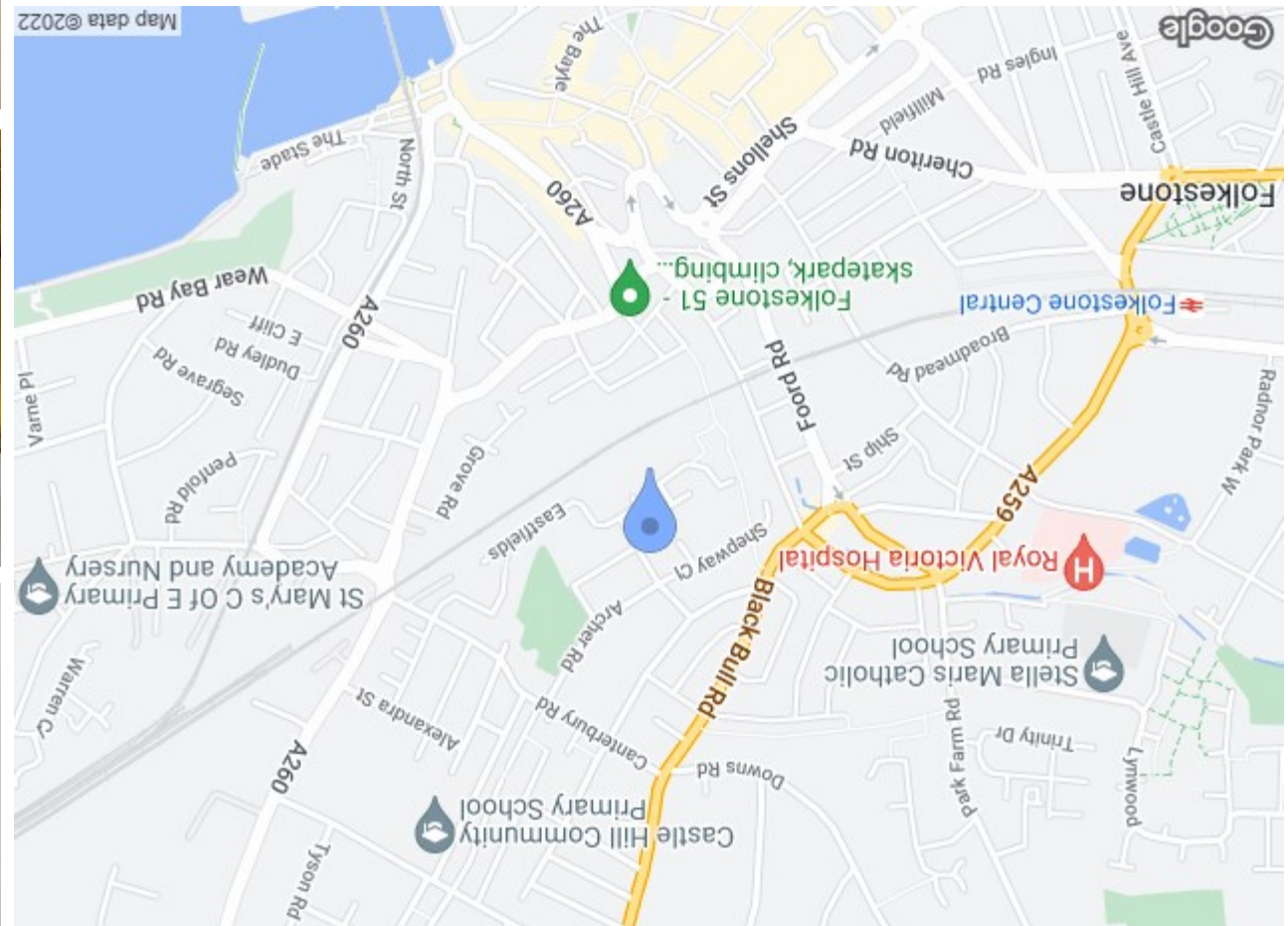


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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: www.milesandbarr.co.uk/referral-fee-disclosure



Energy Efficiency Rating	
Current	Possible
85	68
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(21-47) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



EASTFIELDS FOLKESTONE



EASTFIELDS FOLKESTONE

GUIDE PRICE £230,000

noea

property network

PROTECTED

oria

property network

PROTECTED

Relocation

PLATINUM MEMBER

2020/2021

The Property

Ombudsman

101 Sandgate Road, Folkestone, Kent, CT20 2BQ
01303 255335 e folkestone@milesandbarr.co.uk

...valuing people, not just property

miles

&barr

- Council Tax Band - B
- Three Bedrooms
- Popular Location
- Lovely Garden and Outlook
- Well Presented
- Great Schooling
- Great Transport Links
- Easy Access to Town and Sea Front

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

MILES AND BARR are delighted to offer this end of terrace family home to the market.

Located in a popular and quiet area, this home is within easy reach of the town centre and sea front, great schooling at both Junior and Grammar levels and excellent transport links via road and train including this high speed link to London, making this home ideally set for all your needs.

Inside you will find the home to be well presented throughout and offers light and bright accommodation comprising; large entrance hall, L-shaped lounge / diner, fitted kitchen with white high gloss units, utility area and store room to the ground floor. On the first floor you will be pleased to find three good sized bedrooms and a large, well-appointed family bathroom. Outside the home is on a corner plot and so has a great sized garden to rear and side as well as a lovely front garden too. The rear is low maintenance and laid to patio and has a great summer house and shed, the front is laid to a mixture of lawn and patio and is of a good size.

Homes are very popular in this area and with this home being end of terrace and having a lovely outlook, we expect interest to be high , so don't delay and call MILES AND BARR today!

DESCRIPTION

Ground Floor

Large Entrance Hall

Lounge Area 12'6 x 11'3 (3.81m x 3.43m)

Dining Area 9'8 x 7'4 (2.95m x 2.24m)

Kitchen 11'7 x 9'11 (3.53m x 3.02m)

Store Room 9'11" x 4'10" (3.02m x 1.47m)

First Floor

Bedroom One 11'0 x 8'11 (3.35m x 2.72m)

Bedroom Two 9'11 x 9'5 (3.02m x 2.87m)

Bedroom Two 9'8 x 7'0 (2.95m x 2.13m)

Bathroom 8'2 x 5'3 (2.49m x 1.60m)

External

Garden

