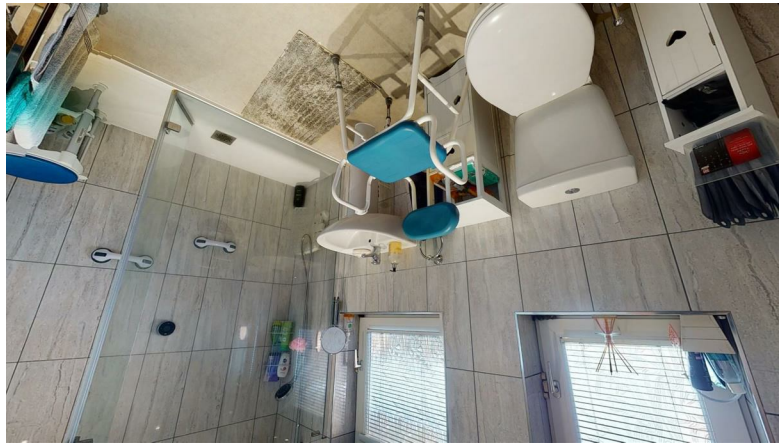


www.milesandbarr.co.uk/referral-fee-disclosure
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	
(81-91)	B
(69-80)	C
(55-68)	D
(45-54)	E
(31-44)	F
(1-30)	G
Not energy efficient - higher running costs	
Current	85
Possible	69



ALBANY ROAD FOLKESTONE



ALBANY ROAD FOLKESTONE £450,000

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PROTECTED

Relocation PLATINUM MEMBER

2020/2021

The Property Ombudsman

2020/2021

01303 255335 e. folkestone@milesandbarr.co.uk

101 Sandgate Road, Folkestone, Kent, CT20 2BQ

miles&barr

...valuing people, not just property



- Three Double Bedrooms
- Kitchen / Diner
- Utility Room
- Wrap Around Gardens
- Beautifully Presented Throughout
- Large Garage
- Off Street Parking
- Extra Separate W.C.
- Popular Area

LOCATION

Capel-le-Ferne

Capel-le-Ferne is a beautiful village just outside Folkestone town. Raised up on the hill, it can offer homes with stunning elevated views as well a range of homes including new builds, bungalows and everything in-between. There is a more rural feel to the village which is its lure, but still provides excellent links in to Town and the surrounding cities, so you can live the quiet life but with all the amenities you could need just a short trip away.

Folkestone

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

STUNNING BUNGALOW, PRESENTED BEAUTIFULLY ON SOUGHT AFTER CORNER PLOT!

MILES AND BARR are delighted to offer this three DOUBLE bedroom bungalow to the market.

Located in a popular area, this home is within easy reach of local shops and amenities with easy access to Folkestone, Dover and Canterbury towns. There are good transport links, great schooling and beautiful cliff top walks, making this ideally set for all your needs.

The home has undergone major refurbishment by the current owners and now offers beautifully presented accommodation comprising; entrance hall, lovely kitchen/diner with space for a table and integrated appliances and a large utility room off this. There is a lovely, dual aspect and light lounge and three great sized bedrooms, all taking a double bed. There is a great and spacious shower room which gives easy disabled access and has a large walk in double shower, all this plus another separate W.C.

Outside, the home has wonderful gardens on three sides which are well manicured and well secluded by hedgerows. There is off street parking via gates and a larger than average newly built garage which is large enough to store a motor home.

The home has so much to offer and truly needs to be seen to appreciate what is on offer, so don't delay and call MILES AND BARR today!!

DESCRIPTION

- Entrance
- Entrance Hall
- Lounge 14'9" x 13'8" (4.50m x 4.17m)
- Kitchen / Diner 15'6" x 12'2" (4.72m x 3.71m)
- Utility Room 16' x 4'9" (4.88m x 1.45m)
- Bedroom 13'6" x 11'5" (4.11m x 3.48m)
- Bedroom 13'7" max x 8'8" (4.14m max x 2.64m)
- Bedroom 9' x 8'8" (2.74m x 2.64m)
- Bathroom 9'7" x 6'2" (2.92m x 1.88m)
- Seperate Cloakroom
- External
- Front Side and Rear Gardens
- Off Street Parking
- Garage

