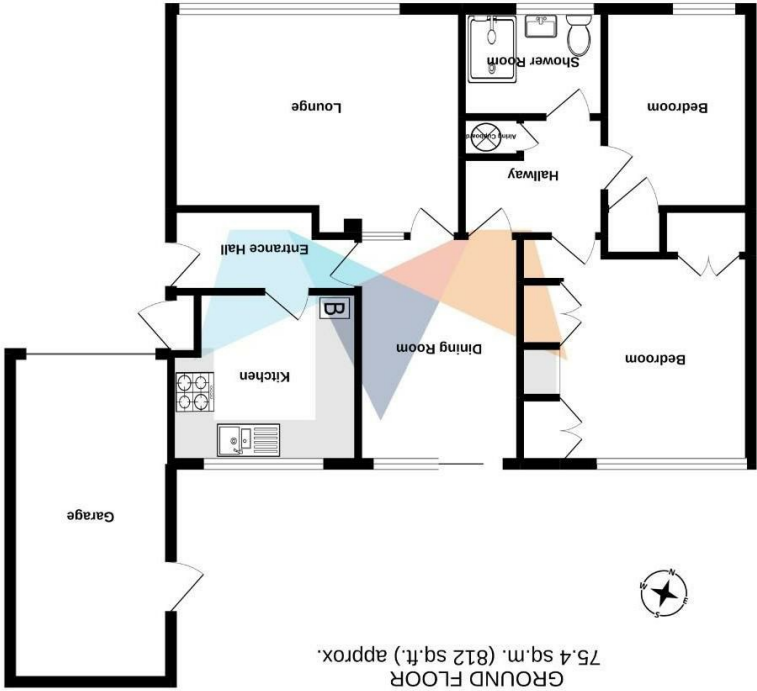


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(93 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(43-54)
F	(21-30)
G	(1-20)
Very energy efficient - lower running costs	
Current	Possible
64	86

These energy ratings have been used to assess the energy efficiency of the property. The energy rating is based on a standard calculation and does not take into account the actual energy consumption of the property. The energy rating is based on a standard calculation and does not take into account the actual energy consumption of the property. The energy rating is based on a standard calculation and does not take into account the actual energy consumption of the property.



SOUTHERNWOOD RISE FOLKESTONE



SOUTHERNWOOD RISE
FOLKESTONE

£350,000

- No onward chain
- Quiet cul-de-sac location
- Secure private garden
- Driveway & garage
- Recently redecorated
- Close to the seafront

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

TWO BEDROOM DETACHED BUNGALOW WITH PARKING & GARAGE!

Tucked away in the corner of a quiet and secluded cul-de-sac sits this good size detached bungalow which is offered to the market vacant and with no onward chain. Southernwood Rise is a highly sought after location, predominantly made up of bungalows and offers easy access down to the seafront of Sandgate as well as a short walk into town or to the train station. The property is nicely set back from the road with a good size front garden and driveway leading up to the garage. Inside a central hallway brings you to a good size kitchen overlooking the garden with an adjoining dining room which is connected via a serving hatch. There is a good size lounge with large windows to the front of the property as well as two good size bedrooms and a family bathroom. To the rear is a very private South facing garden which is enclosed and mainly laid to lawn. Offered to the market with no onward chain.

DESCRIPTION

- Entrance
- Entrance Hall
- Kitchen 9'6 x 8'3 (2.90m x 2.51m)
- Dining Room 12'0 x 8'2 (3.66m x 2.49m)
- Lounge 14'9 x 10'11 (4.50m x 3.33m)
- Bedroom One 11'0 x 9'8 (3.35m x 2.95m)
- Bedroom Two 9'11 x 7'2 (3.02m x 2.18m)
- Bathroom 7'3 x 5'1 (2.21m x 1.55m)
- External
- Driveway
- Garage
- Front Garden
- Rear Garden

