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Energy Efficiency Rating	
Current	Possible
Very energy efficient - lower running costs	
A	79 plus
B	81-91
C	82-93
D	84-95
E	85-95
F	96-120
G	121-130
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Total Approx. Floor Area 125.1 Sq. M. (1346 Sq. Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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The Property
Ombudsman

Relocation
guarantee
network

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miles & barr

YOUR PROPERTY AGENT



59 WARREN ROAD
FOLKESTONE



59 WARREN ROAD
FOLKESTONE

OFFERS OVER £300,000

- Four Bedrooms
- Good Order Throughout
- Great Schooling
- Chain Free
- High Speed Link to London
- Lovely Garden
- Spacious Rooms
- Popular Location
- Two Bath/Shower Rooms
- South Facing Garden

LOCATION

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 and live and invest in.

ABOUT

FOUR BEDROOMS, TWO BATHROOMS, SOUTH FACING GARDEN AND CHAIN FREE!

MILES AND BARR are very pleased to present this four bedroom family home to the market.

Located on the popular East Cliff of Folkestone, this home is within easy reach of the town centre and sea front, has good access to 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, making this home ideally situated for all your needs.

You will find the property to be in good order throughout and comprises; entrance hall, large open plan lounge diner with bay window, large kitchen with integrated appliances and a shower room on the ground floor. On the first floor you will find a well-appointed family bathroom, and two double bedrooms, whilst on the second floor there is a further double bedroom and a good sized single bedroom. The home is laid out over three floors and has a versatile layout which could make it ideal for those with a family but also those looking for office spaces for home working.

Outside is a good sized rear garden which is laid to a mixture of patio and lawn and has two good sheds and enjoys a Southerly sunny aspect.

For more information and your chance to view, call MILES AND BARR today.

DESCRIPTION

Ground Floor (Paragraph)

Entrance Hall

Lounge 14'07" into bay x 11'03" max (4.45m into bay x 3.43m max)

Diner 12'4" x 9'04" (3.76m x 2.84m)

Kitchen 14'06" x 8'02" (4.42m x 2.49m)

Shower Room 8'05" x 7'07" (2.57m x 2.31m)

First Floor (Paragraph)

Bedroom 14'08" x 12'08" (4.47m x 3.86m)

Bedroom 11'09" x 9'02" (3.58m x 2.79m)

Bathroom 7'02" x 7'01" (2.18m x 2.16m)

Second Floor (Paragraph)

Bedroom 14'08" max x 13'06" max (4.47m max x 4.11m max)

Bedroom 10'03" max x 9'04" max (3.12m max x 2.84m max)

Exterior (Paragraph)

Garden

