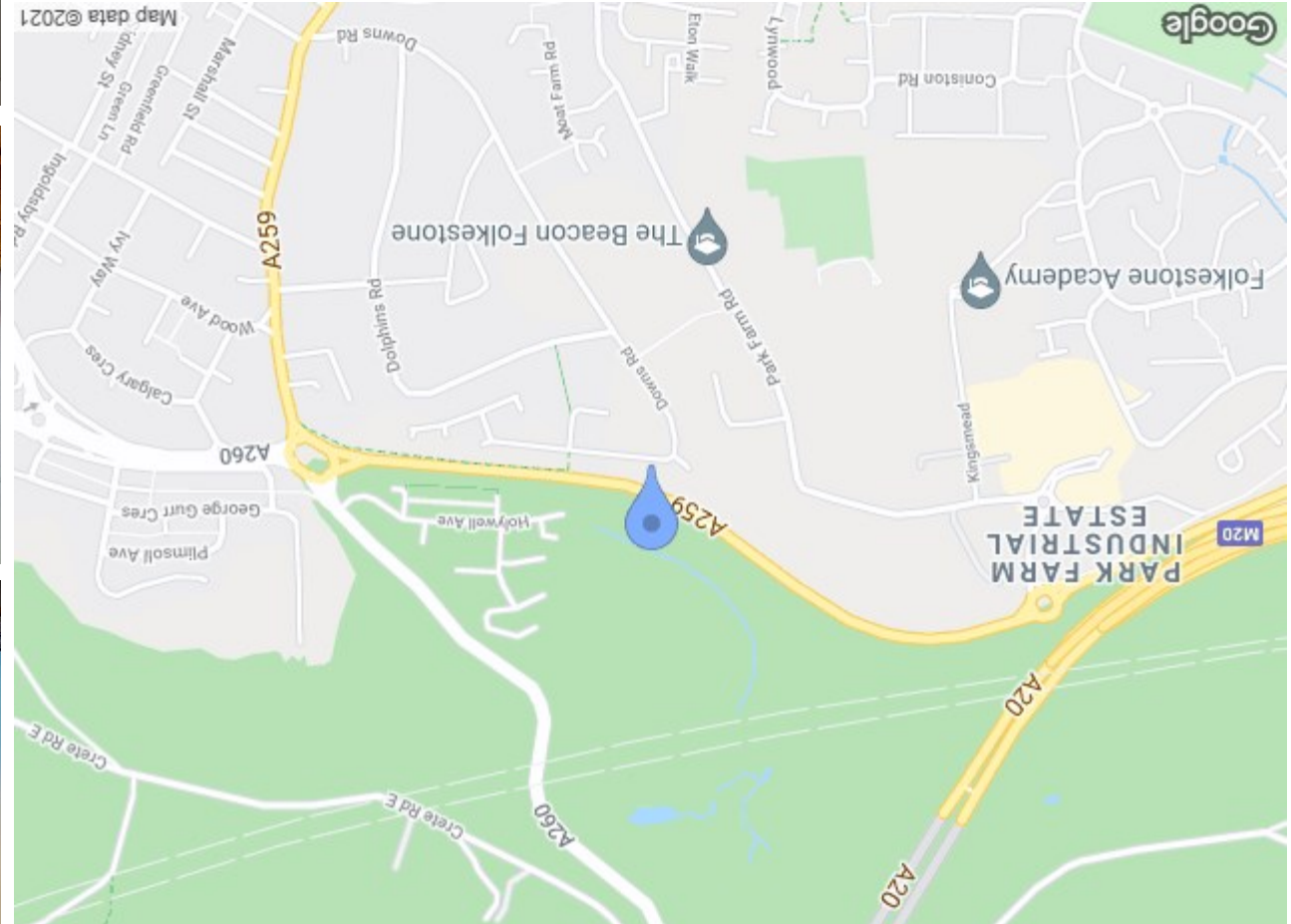


www.milesandbarr.co.uk/referral-fee-disclosure

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 detail, 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	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-100)
Very energy efficient - lower running costs	
Current	Potential



DOWN ROAD FOLKESTONE



DOWN ROAD
FOLKESTONE

OFFERS OVER £350,000



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



- Three Bedroom Family Home
- Modern open plan kitchen / diner
- Off Street Parking
- Good Schooling
- Popular Location
- Downstairs WC & Utility
- Great Transport Links
- Garage
- Well Presented

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 live and invest in.

ABOUT

MODERN THREE BEDROOM FAMILY HOME WITH GARAGE AND PARKING IN POPULAR LOCATION!

MILES AND BARR are very pleased to offer this immaculate three bedroom home to the market. Located in the ever popular Downs Road, this home is within easy reach of the town centre and sea front, good schooling and excellent transport links via road and train, making this home ideally set for all your needs.

Inside you will find the home offers accommodation comprising; porch, downstairs cloakroom, lounge and stunning open plan kitchen / diner with modern kitchen comprising a range of integrated appliances plus utility room. Upstairs are three double bedrooms bedrooms and a well-appointed family bathroom with both shower and bath. Outside to the rear is a landscaped rear garden with lawn and patio seating areas and to the front and side is a garage and a driveway providing off street parking.

Homes in this location are rarely around for long, so don't delay and call MILES AND BARR today for your viewing!

DESCRIPTION

GROUND FLOOR

- Porch
- Dining Room 11'6 x 10'1 (3.51m x 3.07m)
- Kitchen 17' x 9'4 (5.18m x 2.84m)
- Lounge 19'11" x 10'11" (6.07m x 3.33m)
- WC
- Utility Room 12'2 x 8' (3.71m x 2.44m)

FIRST FLOOR

- Bedroom One 10'11" x 10'9" (3.33m x 3.28m)
- Bedroom Two 14'2" x 8'10" (4.32m x 2.69m)
- Bedroom Three 10'3" x 8'9" (3.12m x 2.67m)
- Bathroom 9'9" x 7'4" (2.97m x 2.24m)

OUTSIDE

- Rear Garden
- Off Street Parking
- Garage

