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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (61-80)
Standard	C (51-60)
Energy inefficient - higher running costs	D (41-50)
	E (31-40)
	F (21-30)
	G (1-20)
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	Y (1-10)
	Z (1-10)



CANTERBURY ROAD FOLKESTONE



CANTERBURY ROAD  
 FOLKESTONE

GUIDE PRICE £265,000

- Immaculate presentation
- Fully refurbished
- New doors & windows
- Open plan living space
- Private garden
- Central location

## ABOUT

IMMACULATE FAMILY HOME OFFERING FOUR DOUBLE BEDROOMS!

Miles & Barr are delighted to market this stunning home in the heart of Folkestone not too far from the harbour as well as a short distance to the Folkestone's central station with its high speed service to London. The home has been beautifully refurbished throughout with new windows and doors, a high quality render on the outside that not only looks great but adds another layer of insulation.

On the ground floor is a long open plan living space with built in storage that leads through to the modern galley kitchen with access to the courtyard garden. On the first floor are two large bedrooms and the stylish family bathroom that has also been refurbished. On the top floor are a further two double bedrooms. This would make a fantastic first home with that peace of mind that all the work has already been done and you can move in and enjoy. With the location and room sizes it would also make a fantastic investment by the sea. For viewings and enquiries call sole agents Miles & Barr.

## 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.

## DESCRIPTION

Ground Floor

Entrance

Lounge / Diner 22'9 x 10' (6.93m x 3.05m)

Kitchen 11' x 7'5 (3.35m x 2.26m)

First Floor

Bedroom One 13'9 x 11'5 (4.19m x 3.48m)

Bedroom Two 11'6 x 8'6 (3.51m x 2.59m)

Bathroom

Second Floor

Bedroom Three 13'10 x 11'5 (4.22m x 3.48m)

Bedroom Four 11'6 x 8'7 (3.51m x 2.62m)

External

Courtyard Garden

