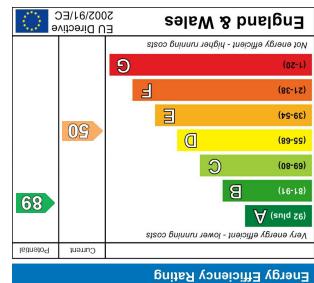


www.milesandbarr.co.uk/refer-a-free-disclosure
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and fittings have not been tested. All photographs and descriptions referred to in the property prior to exchange of contracts. For referral fee disclosure please visit:
other fixtures or fittings, lease details, service charges and specific fittings have not been tested. All photographs, floorplans and distances referred to in the property prior to exchange of contracts. They are not intended to constitute part of an offer or contract. We have



Min. net internal floor area
TOTAL FLOOR AREA - 78.6 sq m (845 sq ft) approx.

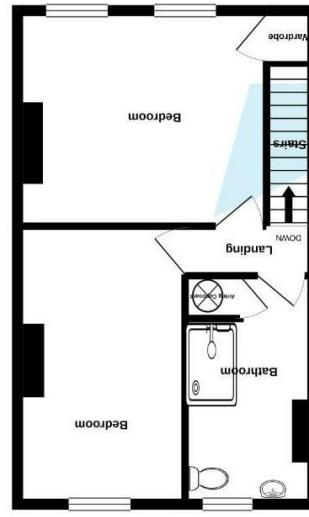
01303 255335 e. Folkestone, Kent, CT20 2BQ

101 Sandgate Road, Folkestone, Kent, CT20 2BQ

...valuing people, not just property

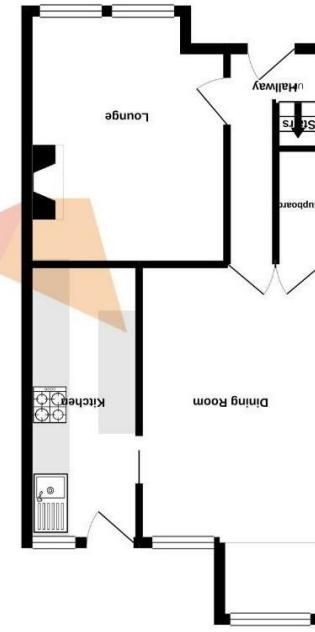
01303 255335 e. Folkestone@milesandbarr.co.uk

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37.2 sq m (401 sq ft) approx.

1ST FLOOR



41.4 sq m (445 sq ft) approx.

GROUND FLOOR

STATION ROAD FOLKESTONE



STATION ROAD
FOLKESTONE

GUIDE PRICE £235,000

- No chain
- Large garden
- Two double bedrooms
- Ideal for commuters
- Close to great schooling
- Large reception rooms

ABOUT

OPEN DAY 7th and 8th January 2022 - BY APPOINTMENT ONLY

CHAIN FREE HOME IN POPULAR LOCATION, CLOSE TO HIGH SPEED LINK TO LONDON!!

MILES AND BARR are very pleased to offer this two double bedroom home to the market.

Located in popular Cheriton, this home is within easy reach of both Folkestone and Cheriton town centres, great schooling at both Junior and Grammar levels and excellent transport links via road and train, including the high speed link to London, making this home ideally situated for all your needs.

The home offers accommodation comprising; entrance hall, lounge, dining room and kitchen to the ground floor. On the first floor are two double bedrooms and a large bathroom with shower. Outside is a good sized low maintenance garden.

With it's popular location, perfect for first-time buyers and buy-to-let investors, this property is sure to be snapped up quickly, so call sole agents MILES AND BARR today to arrange your internal viewing!

DESCRIPTION

Ground Floor

Entrance Hall

Lounge 12'11 x 10'7 (3.94m x 3.23m)

Dining Room 18'4 x 9'9 (5.59m x 2.97m)

Kitchen 14'7 x 5'11 (4.45m x 1.80m)

First Floor

Bedroom One 14'7 x 8'10 (4.45m x 2.69m)

Bedroom Two 12'0 x 11'4 (3.66m x 3.45m)

Shower Room 11'6 x 6'10 (3.51m x 2.08m)

Rear Garden

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.

