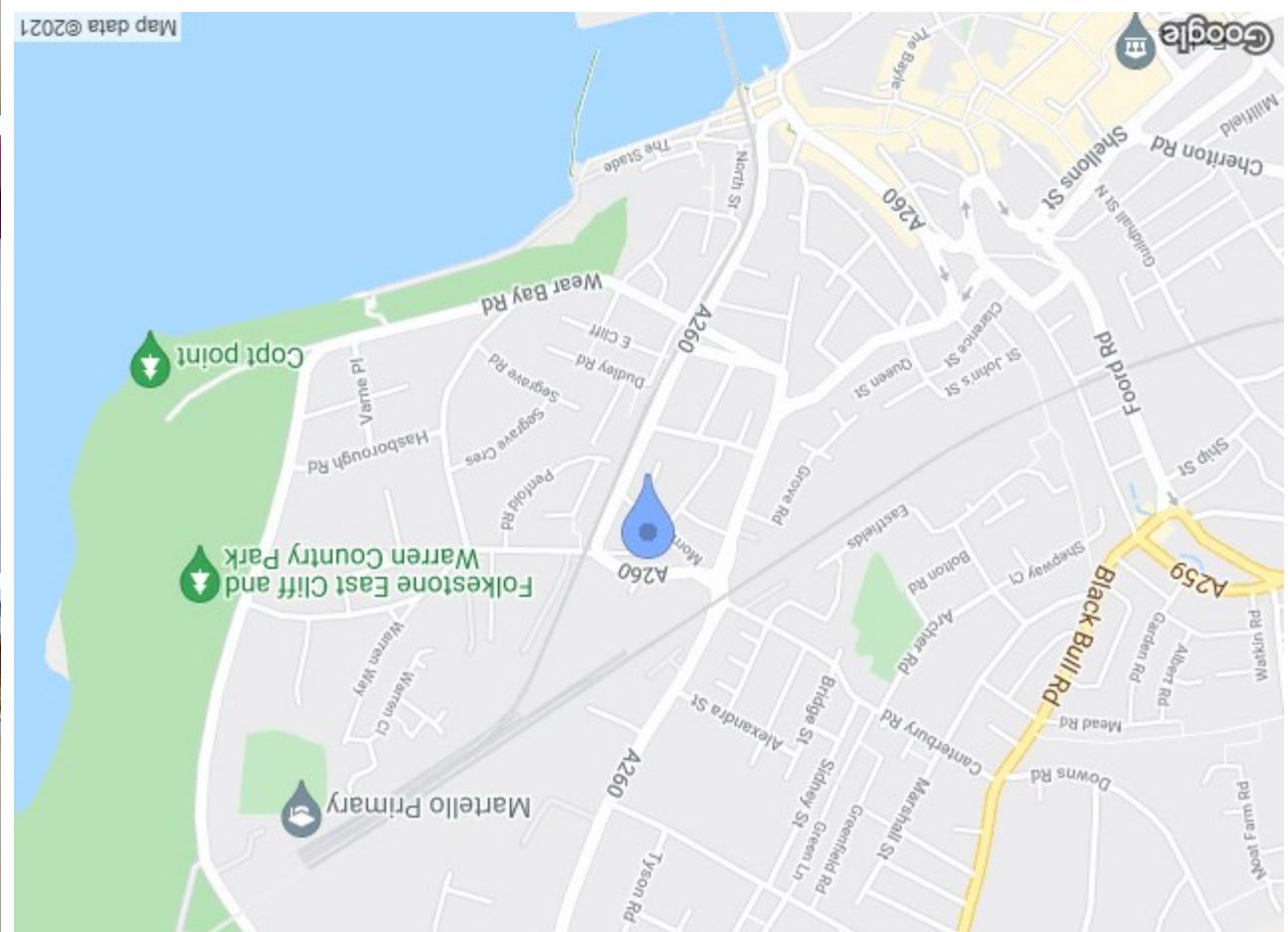


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(45-54)
F	(31-40)
G	(1-30)
Very energy efficient - lower running costs	
Current	86
Possible	67



ORMONDE ROAD FOLKESTONE



ORMONDE ROAD FOLKESTONE

GUIDE PRICE £265,000

noea

propertymark

PROTECTED

aria

propertymark

PROTECTED

Relocation

PLATINUM MEMBER

2020/2021

The Property

ombudsman

01303 255335 e. folkestone@milesandbarr.co.uk

101 Sandgate Road, Folkestone, Kent, CT20 2BQ

miles&barr

...valuing people, not just property



- Three Bedrooms
- Two Reception Rooms
- Conservatory Extension
- Great Loft Space
- Popular Road
- Close to Sea Front and Harbour
- Easy Access to Town
- Great Schooling
- Great Transport Links

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

THREE BEDROOM HOME IN POPULAR EAST CLIFF LOCATION!

MILES AND BARR are very pleased to offer this three bedroom semi-detached home to the market.

Located in a popular road on the East Cliff, this home is set within easy reach of the town centre and sea front, 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.

Inside you will find the home well presented throughout and offers accommodation comprising; entrance hall, lounge/diner with dividing doors, modern fitted kitchen and a conservatory extension to the ground floor. Upstairs are three great sized bedrooms and a well appointed family bathroom, there is also loft access via loft ladder leading to a great space which could possibly be converted, subject to relevant planning and building regulations.

Outside there is a low maintenance garden which is mainly laid to concrete and completes the picture on this great home.

DESCRIPTION

Ground Floor

Lounge 13'4 x 10'7 (4.06m x 3.23m)

Dining Room 8'8 x 11'2 (2.64m x 3.40m)

Kitchen 16'2 x 7'3 (4.93m x 2.21m)

Conservatory 8'2 x 9'7 (2.49m x 2.92m)

First Floor

Bedroom One 14'1 x 13'7 (4.29m x 4.14m)

Bedroom Two 8'7 x 11'1 (2.62m x 3.38m)

Bedroom Three 9'1 x 10'8 (2.77m x 3.25m)

Bathroom 6'0 x 6'2 (1.83m x 1.88m)

Loft Ladder - Loft Space

External

Garden

