



INVICTA ROAD  
FOLKESTONE

£1,250 PCM

- Council Tax Band - B
- Bespoke Kitchen
- Enclosed Garden
- Open Planned Living
- Quiet Residential Area
- Recently Refurbished

## ABOUT

Miles and Barr are extremely proud to present this beautiful, three bedroom family home situated on a quiet residential side street in Folkestone.

As you enter the property, you are greeted with a spacious hallway, with storage space for coats. The flooring throughout is wooden, making it easy to clean should it get dirty. The living/dining area is open planned, perfect for socialising with friends and family! There are LED pendants above the dining area and the living area, creating a lovely atmosphere as of an evening.

To the rear of the property is a bespoke kitchen with island in the centre. All appliances are top of the range, it's safe to say no expense has been spared! The kitchen leads through to the garden, accessed by double patio doors. It is fully enclosed, and low maintenance with paving slabs creating a great outside space.

Upstairs you will find the master bedroom, with fitted sliding mirror wardrobes, a good sized single with integrated storage space and the bathroom!

## 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.



4 High Street, Dover, Kent, CT16 1DJ

t. 01304 240011 e. [contactteam-lettings@milesandbarr.co.uk](mailto:contactteam-lettings@milesandbarr.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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](http://www.milesandbarr.co.uk/referral-fee-disclosure)