



88 Folkestone Road, Dover
£300,000

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Dover, Dover

Miles and Barr are delighted to offer this deceptively spacious three bedroom home to the market. Set in the heart of Dover this home offers masses of space and would make for an ideal family home. Entering the property on the ground floor you are greeted straight away by stunning period features, the lounge to the front has a grand bay window, fireplace and picture rails. The ground floor has a separate dining room leading through to a large open place kitchen and breakfast room which doubles as a second dining and lounge area. There is also a sun room which offers additional living space. The first floor can be accessed by the main stairs case that leads up to two double bedrooms and the family bathroom. Access to the third bedroom and second bathroom can be made via the second bedroom or a second staircase leading up from the kitchen area. Outside the property has a large rear garden mostly laid to lawn. At the front there is a driveway suitable for several cars, a garage and basement. The garage has electricity, gas and water supplies and could easily be converted to provide additional living space if required.

Council Tax band: C

Tenure: Freehold

- Ideal Family Home
- Three Double Bedrooms
- Original Period Features
- Off Street Parking
- Garage
- Sunny Rear Garden
- Central Location
- Close To Local Schools





Entrance

Dining Room

Dimensions: 3.91m x 3.96m (12'10 x 13'00).

Kitchen / Breakfast Room

Dimensions: 7.54m x 2.74m (24'09 x 9'00).

Living Room

Dimensions: 3.94m x 4.98m (12'11 x 16'04).

Sun Room

Dimensions: 2.87m x 2.79m (9'05 x 9'02).

WC

First Floor

Bedroom One

Dimensions: 4.04m x 3.94m (13'03 x 12'11).

Bedroom Two

Dimensions: 3.96m x 4.19m (13'00 x 13'09).

Bedroom Three

Dimensions: 3.66m x 2.69m (12'00 x 8'10).

Bathroom

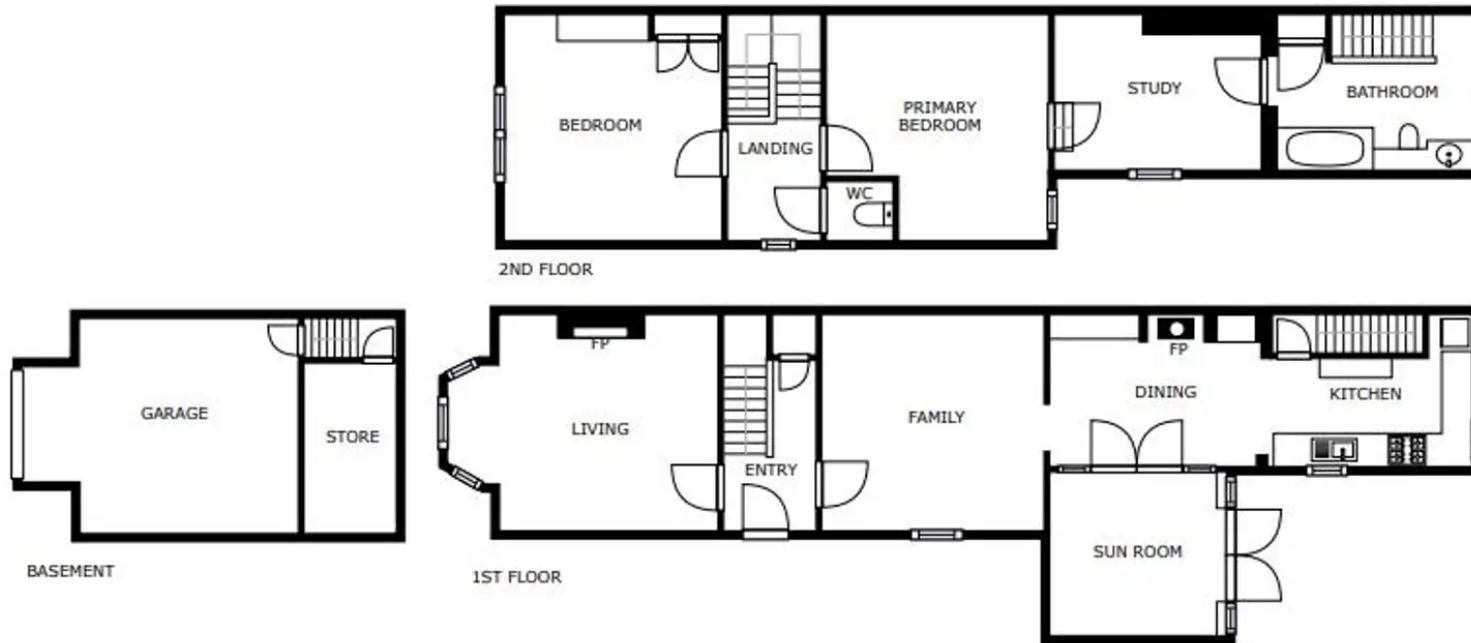
Dimensions: 3.63m x 2.82m (11'11 x 9'03).

Exterior

Rear Garden

Garage





GROSS INTERNAL AREA
 1ST FLOOR: 773 sq. ft., 2ND FLOOR: 668 sq. ft.
 REDUCED HEADROOM BELOW
 2.16 M: 23 sq. ft. TOTAL: 1,441 sq. ft.
MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure