



96 Dolphins Road, Folkestone
£375,000

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Folkestone, Folkestone

For Sale by Modern Method of Auction; Starting Bid Price
£400,000 plus Reservation Fee.

This home ideally set for all your needs. Inside you will see the home is in need of some TLC and updating in places but boasts to be a fantastic family home and a real chance to add value here. The home has light and spacious accommodation comprising; entrance porch, inner hallway, downstairs cloakroom, bay front lounge with doors to dining room and a large kitchen / breakfast room to the rear. On the first floor there are three or four bedrooms with one bedroom leading to another. The two main rooms have fitted wardrobes, there is a 3rd room/study which leads on to a further bedroom. These rooms could easily be split properly to allow four separate bedrooms, or the dividing wall removed to create a very large bedroom with potential for ensuite. Finally there is a good sized family bathroom with four piece suite on this level. Outside to the rear, the home has a wonderful garden which has a pond, patio area for outside dining and a large lawned area and side access. To the front and side is ample off street parking and a garage which completes the picture on this family home.

- Chain Free
- Three / Four Bedrooms
- Potential to Add Value
- Garage and Off Street Parking
- Large and Lovely Garden
- Downstairs Cloakroom
- Excellent Transport Links





Entrance Porch

Entrance Hall

Downstairs Cloakroom

Lounge

13' 3" x 11' 10" (4.04m x 3.61m)

Dining Room

13' 4" x 11' 6" (4.06m x 3.51m)

Kitchen

21' 4" x 9' 4" (6.5m x 2.84m)

First Floor

Bedroom

13' 8" x 12' 1" (4.17m x 3.68m)

Bedroom

13' 2" x 9' 9" (4.01m x 2.97m)

Study / Bedroom Four

9' 5" x 9' 3" (2.87m x 2.82m)

Bedroom

9' 5" x 9' 3" (2.87m x 2.82m)

Bathroom

11' 10" x 6' 4" (3.61m x 1.93m)





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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