



309 Folkestone Road, Dover

Offers Over **£300,000**



309 Folkestone Road

Dover, Dover

****CHAIN FREE**** Are you looking for a spacious three bedroom property with bags of potential? Then this superb house could be your next family home! This property is ready for the next owner to put their stamp on it and make it their own and comprises three bedrooms, a family bathroom, two reception rooms, a conservatory, a kitchen/diner, and a downstairs shower room. externally there is a tiered rear garden that could be ideal for relaxing.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

- Property Full of Potential
- Spacious Three Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Diner
- Private Rear Garden
- When was the boiler installed? Within the last 5 years
- When was the boiler last serviced? 2022
- Has the loft been boarded? Yes it has been fully boarded





Entrance hall

Living Room

15' 5" x 11' 7" (4.7m x 3.53m)

Reception Room

11' 10" x 7' 12" (3.61m x 2.44m)

Conservatory

Kitchen/Dining Room

24' 3" x 9' 3" (7.39m x 2.82m)

Shower Room

Main Bedroom

14' 10" x 19' 10" (4.52m x 6.05m)

Bedroom Two

11' 11" x 7' 12" (3.63m x 2.44m)

Bedroom Three

10' 1" x 8' 8" (3.07m x 2.64m)

Bathroom

11' 2" x 5' 2" (3.4m x 1.57m)



GROUND FLOOR
69.4 sq.m. (736 sq ft.) approx.

1ST FLOOR
56.1 sq.m. (604 sq ft.) approx.



TOTAL FLOOR AREA: 124.5 sq.m. (1340 sq ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Miles and Barr

4 High Street, Dover - CT16 1DJ

01304 202 111

dover@milesandbarr.co.uk

www.milesandbarr.co.uk/

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