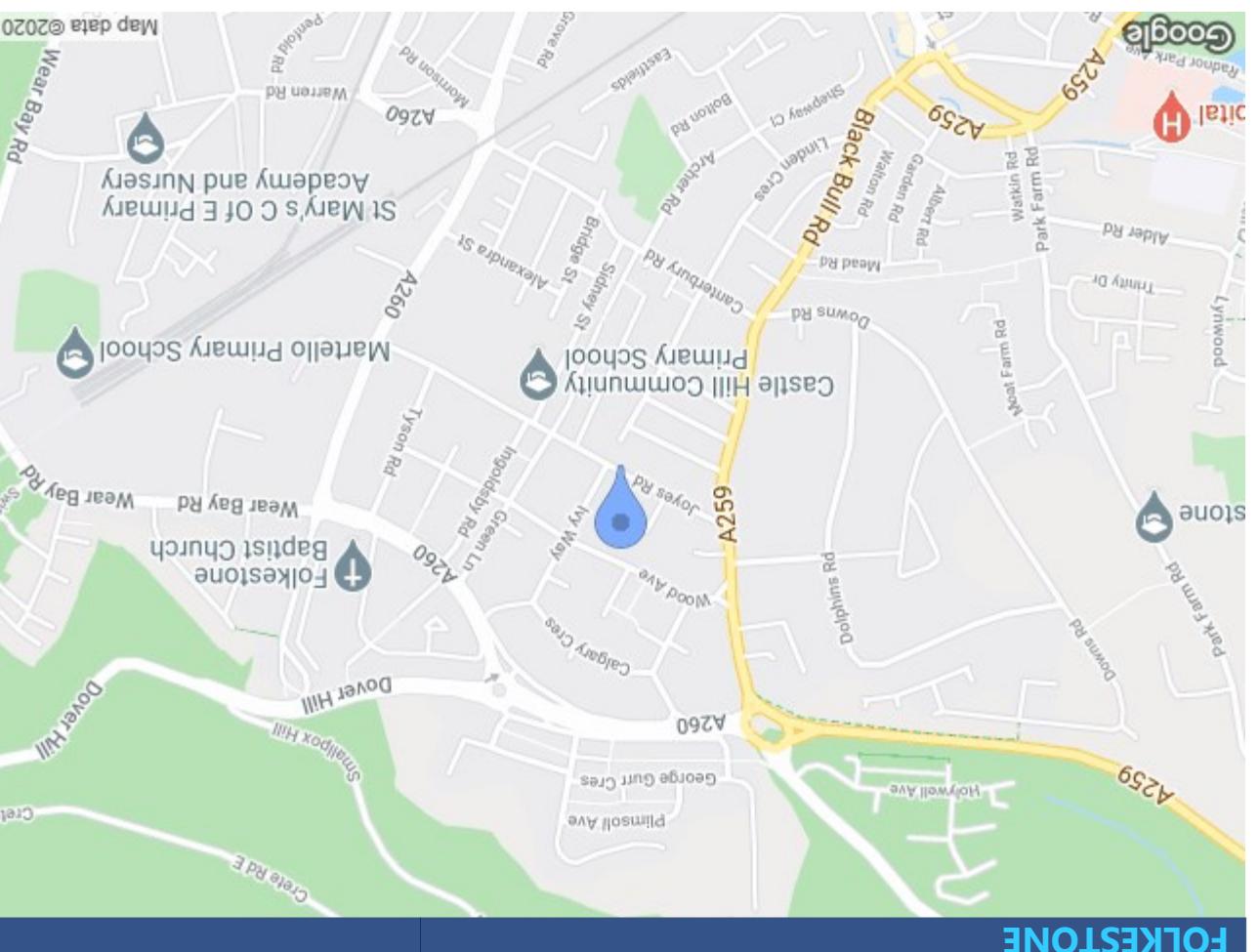
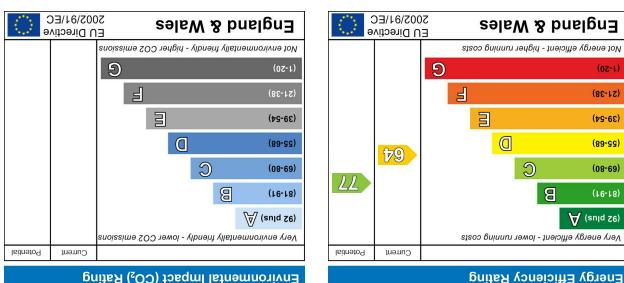


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not carried out at structural survey and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. For referral fee disclosure of charges or other fixtures or fittings, lease details, applications and specific fittings have not been tested. All photographs, measurements, floorplans and descriptions referred to in these sales particulars are given as a guide and should not be relied upon for the purchase of contracts. We have not compiled out 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



73 JOYES ROAD  
FOLKESTONE



**miles & barr**

73 JOYES ROAD  
FOLKESTONE

**£300,000**

- Three bedrooms
- Off street parking for at least two cars
- South facing garden
- Extended modern kitchen
- Large reception rooms

## ABOUT

THREE BEDROOM HOME IN POPULAR AREA IN BEAUTIFUL CONDITION THROUGHOUT!

MILES AND BARR are excited to bring this extended three bedroom family home to the market. Located in ever popular Joyes Road, this home is within easy reach of Folkestone town centre and seafront, excellent transport links by road and train and popular schooling, making this home ideally set for all your needs.

You will find the home to be in good order throughout and comprises; a porch, entrance hall, beautiful extended kitchen with a range of integrated appliances and access to the garden and large lounge & diner connected by double doors downstairs, whilst upstairs there are three bedrooms and family bathroom. Outside the property has a secure south facing rear garden with raised patio seating area. To the front there is a driveway with space for at least two vehicles.

Call MILES AND BARR to arrange your internal viewing!

## 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.

## DESCRIPTION

Entrance

Hallway

Dining Room 12'2 x 11'3 (3.71m x 3.43m)

Lounge 11'8 x 13'5 (3.56m x 4.09m)

Kitchen 8'7 x 15'6 (2.62m x 4.72m)

First Floor

Bedroom One 9'4 x 14'2 (2.84m x 4.32m)

Bedroom Two 12'5 x 11'8 (3.78m x 3.56m)

Bedroom Three 8'3 x 5'9 (2.51m x 1.75m)

Bathroom 6'4 x 5'7 (1.93m x 1.70m)

External

Driveway

Rear Garden

