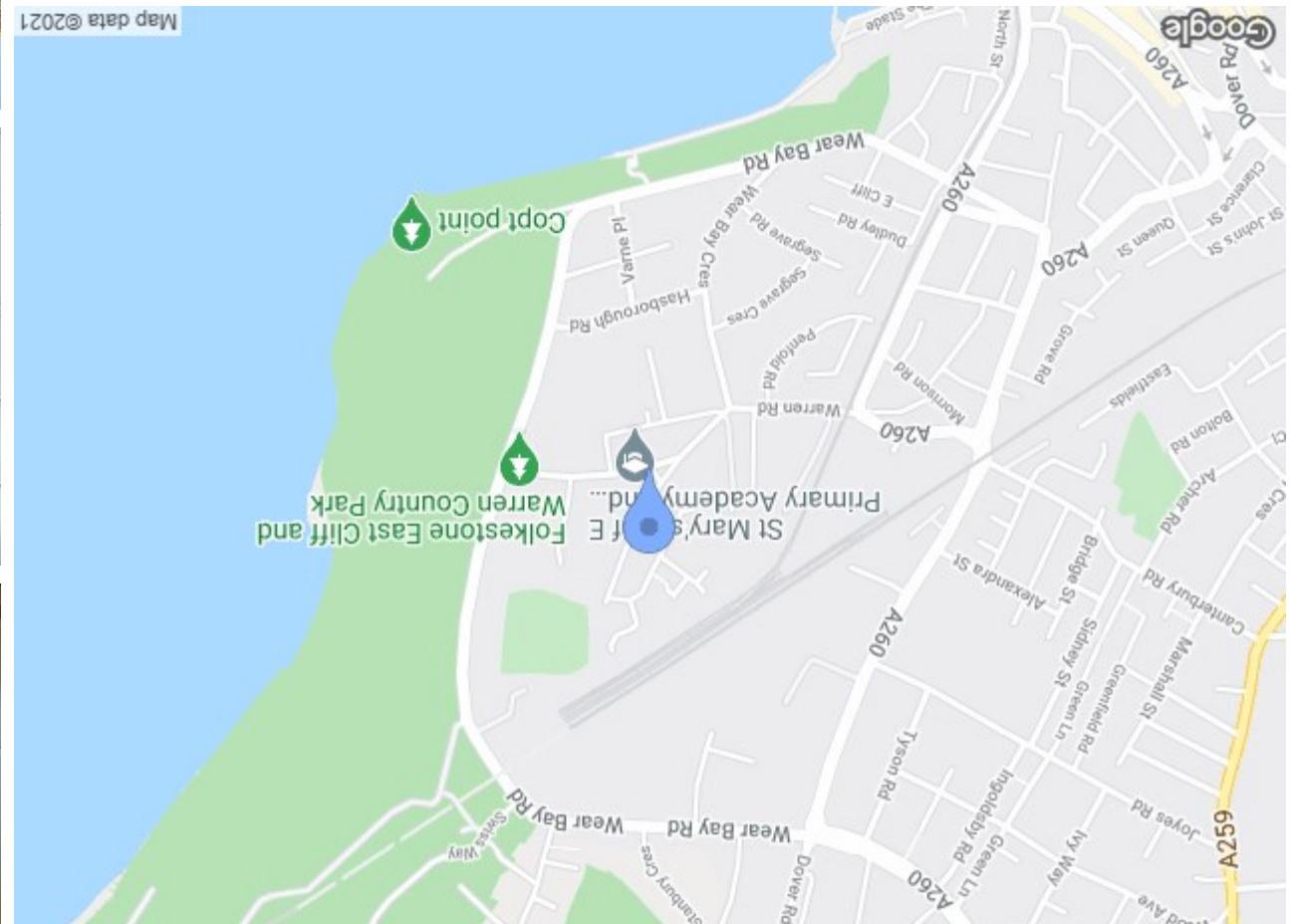
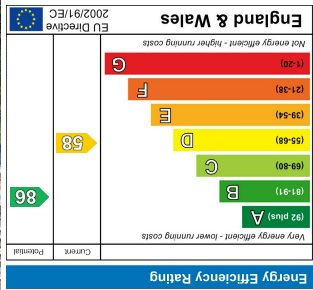


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



22 FORELAND AVENUE
FOLKESTONE

£300,000

miles & barr
YOUR PROPERTY AGENT

101 Sandgate Road, Folkestone, Kent, CT20 2BQ
t: 01303 255335 e: folkestone@milesandbarr.co.uk

The Property Ombudsman
PROTECTED **PROTECTED** **PROTECTED**

- Three Bedrooms
- Downstairs Cloakroom
- Off Street Parking
- Large South Facing Garden
- Great Schools
- Great Transport Links
- Sought After Location
- Open Plan Lounge/Diner
- Potential to Extend
- Some Modernisation Required

LOCATION

Folkestone

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 and live and invest in.

ABOUT

THREE BEDROOMS, LARGE GARDEN AND POPULAR LOCATION!

MILES AND BARR are very pleased to offer this three bedroom, semi-detached home to the market.

Located in a popular area on Folkestone's East cliff, this home is within easy reach of the town centre and sea front, great schooling at both Junior and Grammar levels and excellent transport links via road and train, including the high speed link to London, making this home ideally situated for all your needs.

Inside you will find the home offers accommodation comprising; entrance hall, bay fronted lounge which is open plan to the dining room, fitted kitchen, utility room and downstairs cloakroom to the ground floor. Upstairs are three good sized bedrooms a family bathroom which is currently set up with a double walk in shower, basin and low level W.C.

Outside to the rear, this home has a lovely garden approximately 110ft in length which is laid to a mixture of patio and lawn. There are mature flower and shrub borders, veg patch and a variety of fruit trees. To the front of the home is hard standing providing off street parking for two or three cars.

Homes in this area are often popular and move quickly, so don't delay and call MILES AND BARR today for your viewing!

DESCRIPTION

Ground Floor

Entrance

Lounge/Diner 26'2" x 10'7" (7.98m x 3.23m)

Kitchen 10'9" x 6'4" (3.28m x 1.93m)

First Floor

Landing

Bedroom 11'4" x 10'4" (3.45m x 3.15m)

Bedroom 13'5" x 10'6" (4.09m x 3.20m)

Bedroom 7'6" x 6'7" (2.29m x 2.01m)

Bathroom 6'9" x 7'3" (2.06m x 2.21m)

Exterior

Front Garden

Rear Garden

