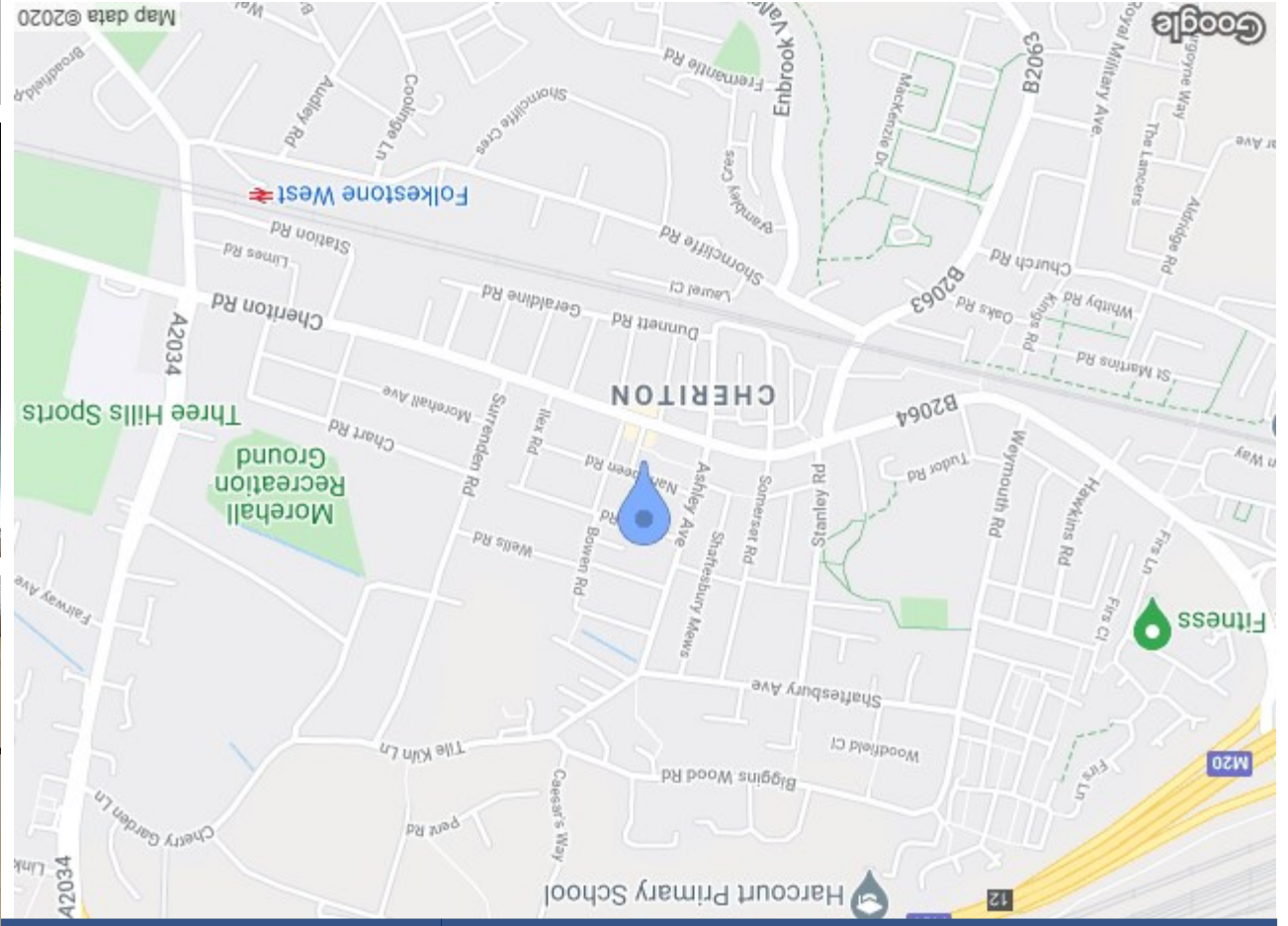


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (87 plus)
Energy efficient	B (81-86)
Decent	C (69-80)
Below average	D (55-68)
Below average	E (45-54)
Below average	F (21-44)
Very energy inefficient - higher running costs	G (1-20)
Current	69
Possible	86



9 GRANGE ROAD
FOLKESTONE

miles & barr
YOUR PROPERTY AGENT

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

The Property Ombudsman
Propertymark
ARLA
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Relocation network



9 GRANGE ROAD
FOLKESTONE

£250,000

- Three Bedrooms
- Two Receptions
- Bay Fronted Lounge
- Conservatory
- Popular Location
- Great Schooling
- High Speed Link to London
- Close to Town and Amenities
- Mainly Laid To Lawn Rear Garden

ABOUT

THREE BEDROOM FAMILY HOME WITH LARGE GARDEN IN POPULAR LOCATION!

MILES AND BARR are very pleased to offer this three bedroom home to the market.

Located in a popular area, 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 set for all your needs.

Inside you will find the home to be spacious and well presented throughout and offers accommodation comprising; entrance hall, bay fronted lounge, separate dining room, fitted kitchen and a conservatory to the rear. Upstairs are three good sized bedrooms and a great sized and well-appointed family bathroom. Outside to the rear, this home has a lovely garden which is mainly laid to lawn which completes the picture on this lovely property.

For more information and your chance to view, call MILES AND BARR estate agents for more information and your chance to view.

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

GROUND FLOOR

Entrance Hall

Lounge 14'5" into bay x 12'7" (4.39m into bay x 3.84m)

Kitchen 12'02" x 7'02" (3.71m x 2.18m)

Dining Room 10'09" x 9'11" (3.28m x 3.02m)

Conservatory 10' x 5'05" (3.05m x 1.65m)

FIRST FLOOR

Bedroom 1 14'04" into bay x 9'11" (4.37m into bay x 3.02m)

Bedroom 2 10'09" x 9'10" (3.28m x 3.00m)

Bedroom 3 8'03" x 7'05" (2.51m x 2.26m)

Bathroom 9'06" x 7'04" (2.90m x 2.24m)

OUTSIDE

Garden

