

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

**miles & barr**  
YOUR PROPERTY AGENT

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

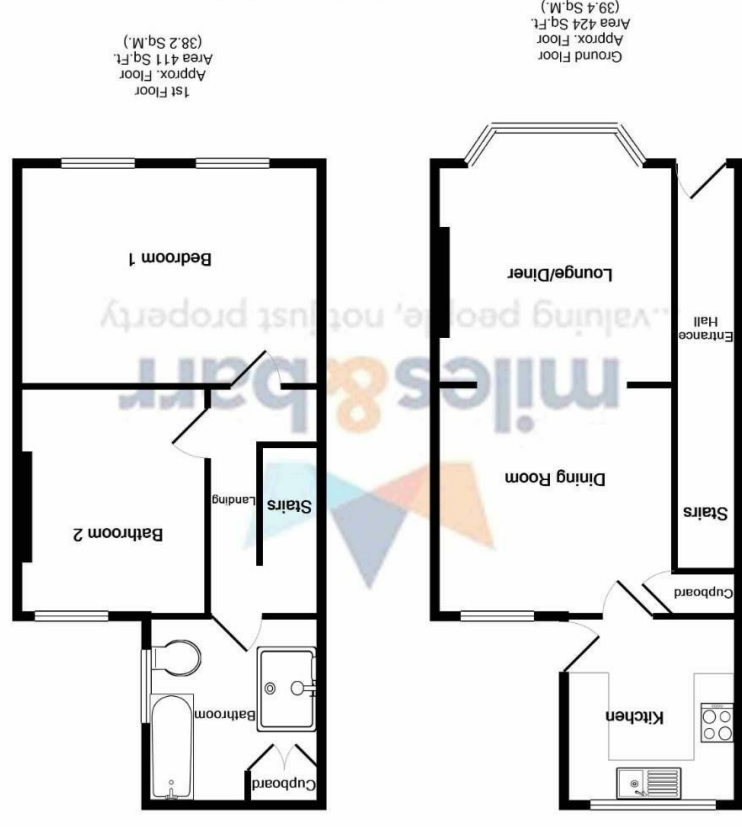
PROTECTED  
propertymark  
PROTECTED  
propertymark  
PROTECTED  
propertymark

The Property Ombudsman

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (93 kWh)
Energy efficient - lower running costs	B (81-91)
Standard	C (69-80)
Energy inefficient - higher running costs	D (55-64)
	E (45-54)
	F (21-30)
	G (1-20)
	H (0)
Current	60
Possible	39



Total Approx. Floor Area 836 Sq.Ft. (77.6 Sq.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with iMetric ©2020



**34 ALBERT ROAD  
FOLKESTONE**



**34 ALBERT ROAD  
FOLKESTONE**

**OFFERS OVER £190,000**

- Excellent Condition
- Two Bedroom Home
- Popular Location
- Great Schooling
- Close To Station
- Low Maintenance Garden

## ABOUT

Beautifully Presented Two Bedroom Mid-Terraced Home in Popular Location!!

Miles and Barr are very pleased to offer this two bedroom home to the market. Located in a popular road in Folkestone, this home is within easy reach of the town centre, sea front and harbour, great schooling at Primary, Secondary and Grammar Levels, excellent transport links via road and train, including the high speed link to London, thus making this home ideally situated for all your needs.

Once inside you will find the home to be beautifully presented throughout, having undergone full renovation over recent years, and offers accommodation comprising; entrance hall, large open plan living/dining space with bay window, with the modern fitted kitchen at the rear of the property. Upstairs on the first floor are two double bedrooms, and a well appointed family bathroom with separate walk in shower. Outside to the rear is a low maintenance courtyard garden.

The home is in a popular location, could be a perfect first time buy or buy-to-let investment, and is updated and ready to move into, so don't delay and call sole agents MILES AND BARR today for your chance to view!

## 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 live and invest in.

## DESCRIPTION

### GROUND FLOOR

Lounge 12'11" x 10'06" (3.94m x 3.20m)

Dining Area 10'11" x 11'06"

Kitchen 9'00" x 8'00" (2.74m x 2.44m)

### FIRST FLOOR

Bathroom 9'01" x 7'11" (2.77m x 2.41m)

Bedroom 10'11" x 9'03" (3.33m x 2.82m)

Bedroom 13'11" x 10'11" (4.24m x 3.33m)

### EXTERNAL

Rear Garden

