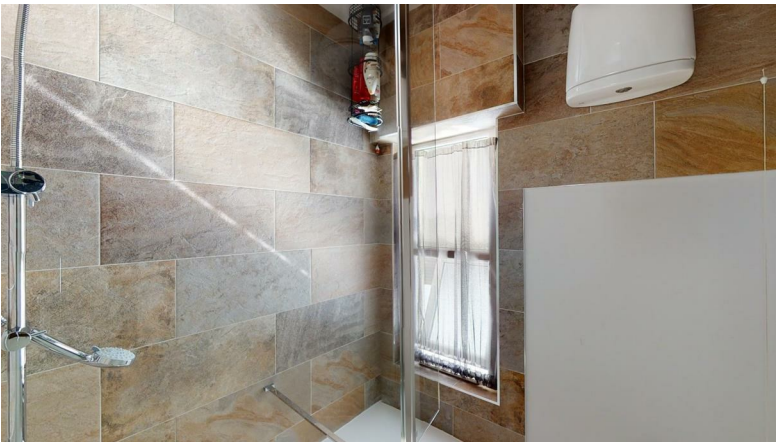


www.milesandbarr.co.uk/referral-fee-disclosure

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 only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: 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:



England & Wales	
EU Directive	2002/91/EC
Not energy efficient - higher running costs	
A	(93 kWh)
B	(81-91)
C	(69-80)
D	(55-68)
E	(43-54)
F	(21-30)
G	(11-20)
Very energy efficient - lower running costs	
Current	Potential
74	56



2 INVICTA ROAD
FOLKESTONE



2 INVICTA ROAD
FOLKESTONE

GUIDE PRICE £230,000

- Three double bedrooms
- Immaculate condition
- Modern kitchen & bathroom
- Contemporary landscaped garden
- Close to regular transport links
- Great first home or investment

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

IMMACULATE FAMILY HOME WITH THREE DOUBLE BEDROOMS!

This substantial and well presented end of terrace home would make a super first home or investment. Located just off Canterbury Road giving easy access in and out of town with regular bus routes just minutes away. Internally the accommodation is spread over three floors, on the ground floor is an open plan lounge diner which is full of natural light and a modern fitted kitchen with access to the garden. On the first floor are two double bedrooms and the contemporary family bathroom which has been recently fitted and boasts a grand walk in show. On the top floor is the master bedroom with ample built in storage. Externally the rear garden has been recently landscaped to create a quiet oasis. Property of this size are rarely available in this road. For further details or to arrange a viewing, please contact sole agents, Miles & Barr.

DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge / Diner 24'11 x 8'7 (7.59m x 2.62m)

Kitchen 7'10 x 7'7 (2.39m x 2.31m)

First Floor

Bedroom Two 11'0 x 11'3 (3.35m x 3.43m)

Bedroom Three 8'11 x 11'11 (2.72m x 3.63m)

Bathroom 6'7 x 8'6 (2.01m x 2.59m)

Second Floor

Bedroom One 16'7 x 13'5 (5.05m x 4.09m)

External

Rear Garden

