



Guide Price
£350,000

Freehold

3x  1x  2x 

**Joyes Road, Folkestone,
Kent, CT19**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Well presented throughout, with charming original features
- Utility room, two generous sized reception rooms and spacious loft storage - Potential to extend (STPP)
- ORP and electric car charging point
- Large rear garden with sunny aspect
- Sought after location close to schools, amenities & railway station

Accommodation

GROUND FLOOR

Entrance Hall

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

Dining Room: 12'1 x 10'4 (3.69m x 3.15m)

Kitchen: 8'8 x 6'8 (2.64m x 2.03m)

Utility Room: 7'8 x 5'5 (2.34m x 1.65m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 12'3 x 9'9 (3.74m x 2.97m)

Bedroom 2: 14'1 x 10'8 (4.30m x 3.25m)

Bedroom 3: 7'9 x 5'8 (2.36m x 1.73m)

Bathroom

OUTSIDE

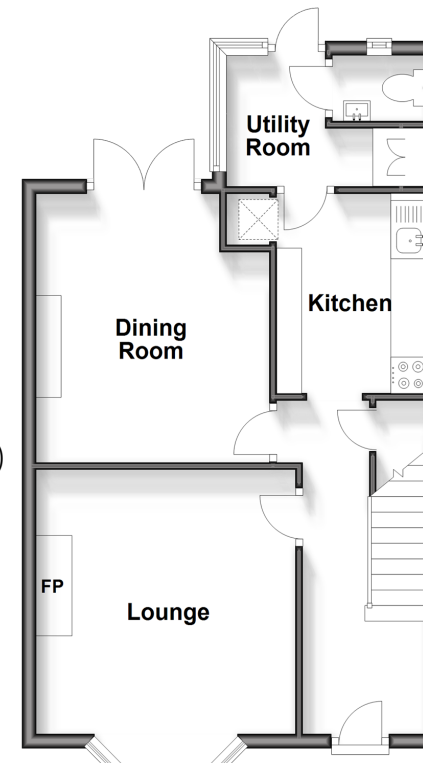
Front Garden

Rear Garden

Off Road Parking

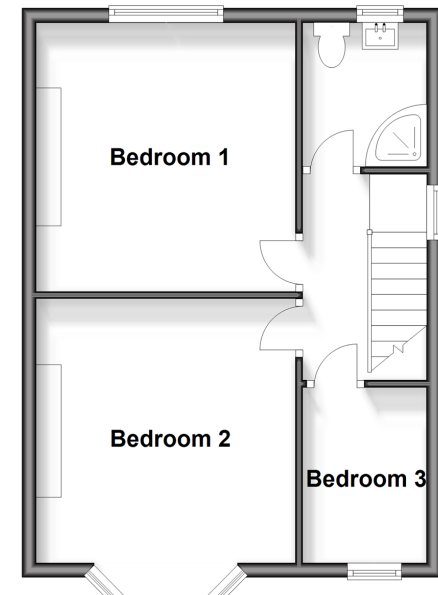
Split Level Ground Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Call Folkestone - 01303 256505 ■ wardsof Kent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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