



**Guide Price**

**£260,000**

**Freehold**

3x  1x  1x 

**Wood Avenue,  
Folkestone, Kent, CT19**

**OVER 60?**

You could get up to  
**59% off** the price!\*

*Wards*  
Helping you move forwards





## Main features

- This property has lots of potential
- Located within a popular area
- In need of some modernisation
- Spacious accommodation throughout
- Great transport links and good access to M20

## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge/Diner: 12'9 x 11'9 (3.89m x 3.58m)

Kitchen: 8'9 x 8'5 (2.67m x 2.57m)

### FIRST FLOOR

Landing

Bedroom 1: 10'8 x 9'4 (3.25m x 2.85m)

Bedroom 2: 12'6 x 9'8 (3.81m x 2.95m)

Bedroom 3: 8'6 x 8'2 (2.59m x 2.49m)

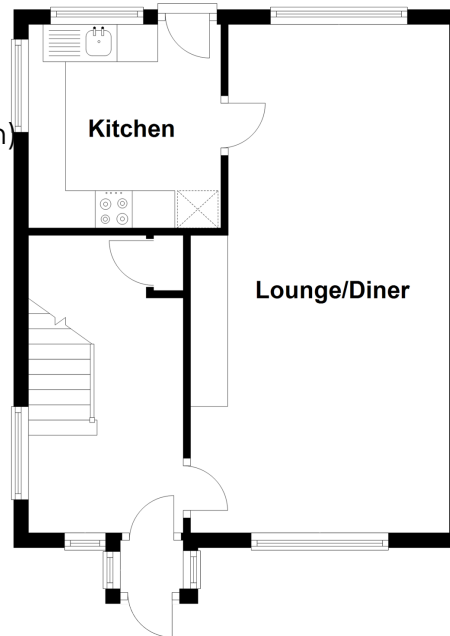
Bathroom

### OUTSIDE

Front & Rear Gardens

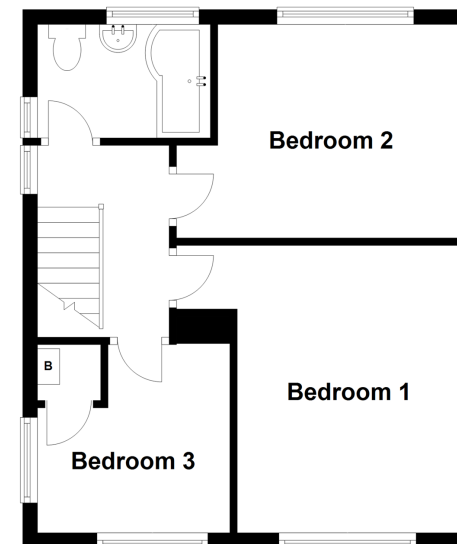
### Ground Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale