



**Price**  
**£200,000**

**Freehold**

2x  1x  1x 

**Edward Terrace, Folly  
Road, Folkestone, Kent,  
CT20**

*Wards*  
Helping you move forwards



## Main features

- Secure and private patio garden
- Permit parking
- Separate lounge and dining room
- Short walk to the popular Harbour Arm and beach
- Great location, close to town and local schools

## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 13'2 x 8'1 (4.02m x 2.47m)

Dining Room: 13'2 x 10'0 (4.02m x 3.05m)

Lounge: 11'7 x 9'1 (3.53m x 2.77m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 10'1 (3.66m x 3.08m)

Bedroom 2: 10'2 x 8'1 (3.10m x 2.47m)

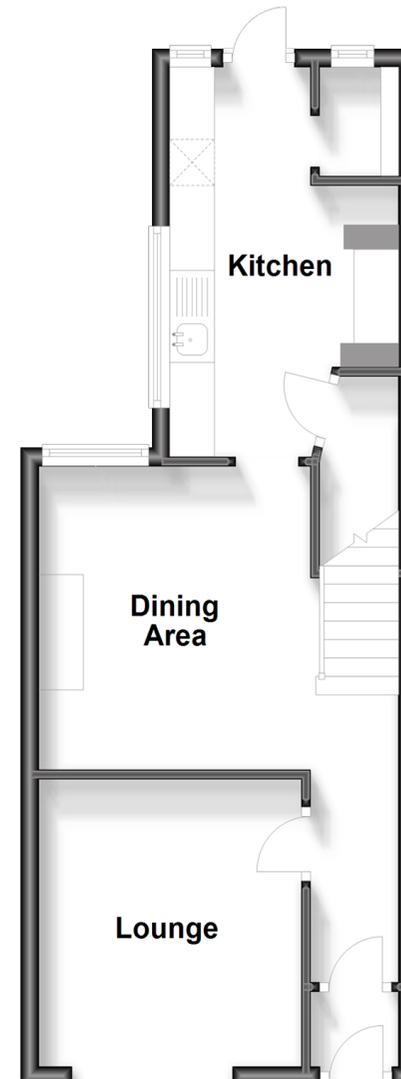
Bathroom

Separate Toilet

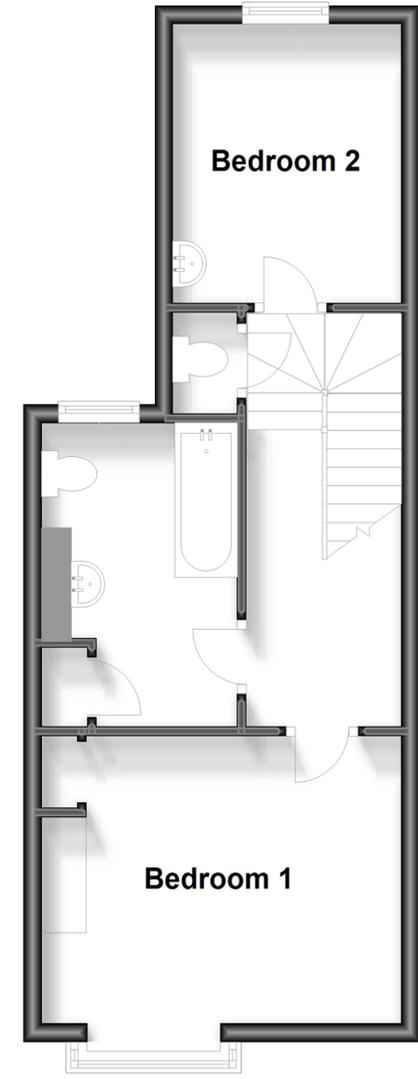
### OUTSIDE

Courtyard Garden

**Ground Floor**  
Approx. 37.6 sq. metres (404.9 sq. feet)



**First Floor**  
Approx. 37.6 sq. metres (404.4 sq. feet)



Call Folkestone - 01303 256505 ■ [wardsfolkent.co.uk](http://wardsfolkent.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



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