



Price
£325,000

Freehold

4x  2x  2x 

**Coolinge Road,
Folkestone, Kent, CT20**

OVER 60?

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

Wards
Helping you move forwards

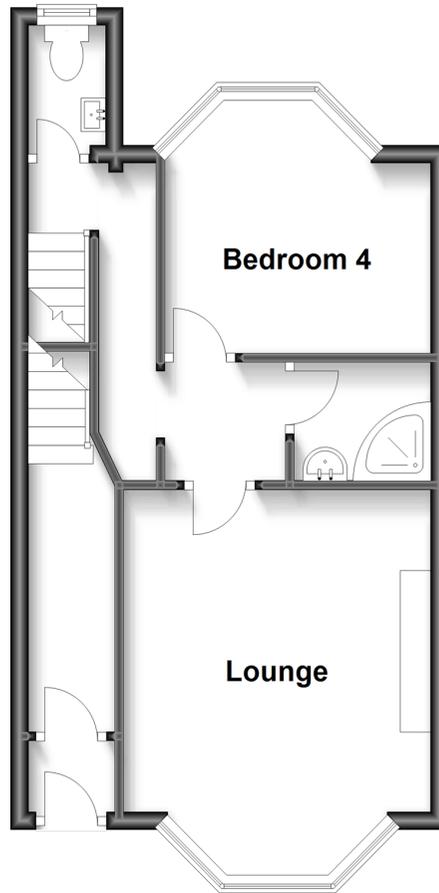
Lower Ground Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



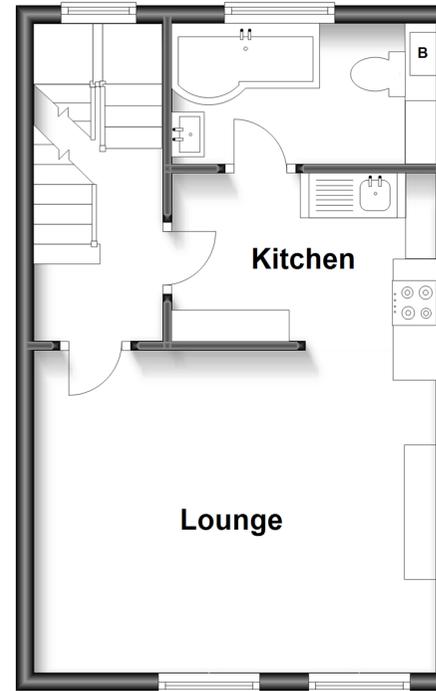
Upper Ground Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



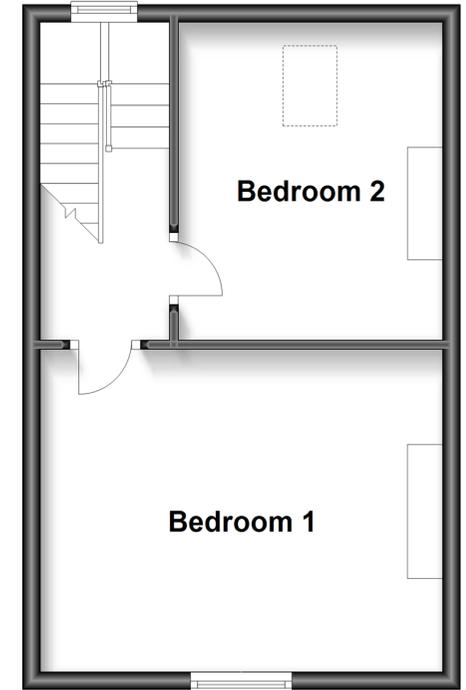
First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



Second Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



Accommodation

LOWER GROUND FLOOR

Entrance Hall

Bedroom 3: 14'4 x 11'6 (4.37m x 3.51m)

Kitchen: 15'0 x 11'8 (4.58m x 3.56m)

UPPER GROUND FLOOR

Entrance Hall

Lounge: 14'11 x 11'8 (4.55m x 3.56m)

Bedroom 4: 10'3 x 10'0 (3.13m x 3.05m)

Shower Room

Separate WC

FIRST FLOOR

Landing

Lounge: 15'3 x 11'10 (4.65m x 3.61m)

Kitchen: 10'0 x 6'4 (3.05m x 1.93m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1: 15'3 x 11'11 (4.65m x 3.63m)

Bedroom 2: 12'1 x 10'0 (3.69m x 3.05m)

OUTSIDE

Rear Garden



Main features

- Split into two flats and ready to split title if required
- Current Airbnb bringing in a good income (figures on request)
- Walking distance to town & Folkestone Central
- An Ideal purchase for investment or extended family
- No complicated onward chain for a speedy purchase



Nearest Schools

Primary Schools: Folkestone Christ Church CofE Primary 0.1 miles, St Eanswythe's C of E Primary 0.2 miles, Stella Maris Catholic Primary 0.4 miles

Secondary Schools: Highview School 0.5 miles, Oakwood



Transport Information

Train Stations: Folkestone Central 0.4 miles, Folkestone West High Speed Link 1.2 miles, Dover Priory 6.3 miles



Address

Coolinge Road, Folkestone, Kent, CT20



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Folkestone Branch 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.

EPC RATING

CURRENT:	POTENTIAL:
C(74)	C(79)

12636977/20240112/OJ/AP1