



Price
£375,000

Freehold

3x  2x  2x 

**Station Road,
Folkestone, Kent, CT19**

OVER 60?

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

Wards
Helping you move forwards



Main features

- No onward chain!
- Spacious rooms plus study, utility room & downstairs shower room
- Substantial garden - allotment/pond plus potting shed & greenhouses
- Garage (electric remote controlled), workshop, driveway and ORP
- Ample storage throughout plus walk in larder and boarded loft

Accommodation

GROUND FLOOR

- Porch
- Hallway
- Dining Room: 15'6 x 12'2 (4.73m x 3.71m)
- Lounge: 12'1 x 11'0 (3.69m x 3.36m)
- Kitchen: 14'3 x 9'1 (4.35m x 2.77m)
- Study/Office: 9'1 x 8'2 (2.77m x 2.49m)
- Utility Room: 5'5 x 4'5 (1.65m x 1.35m)
- Shower Room

FIRST FLOOR

- Landing
- Bedroom 1: 12'2 x 9'1 (3.71m x 2.77m)
- Bedroom 2: 12'2 x 9'2 (3.71m x 2.80m)
- Bedroom 3: 9'3 x 8'9 (2.82m x 2.67m)
- Bathroom (inc separate shower)

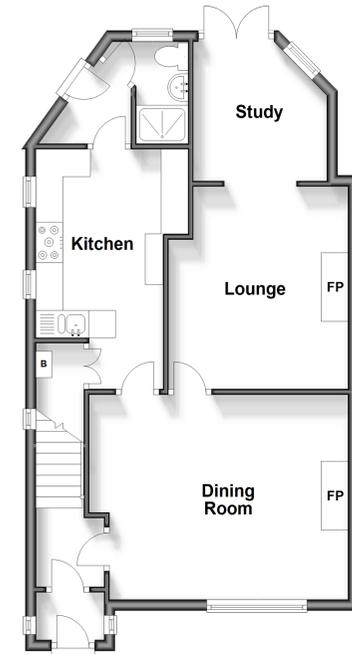
OUTSIDE

- Garage
- Workshop
- Potting Shed
- Rear Garden
- Front Garden
- Off Road Parking

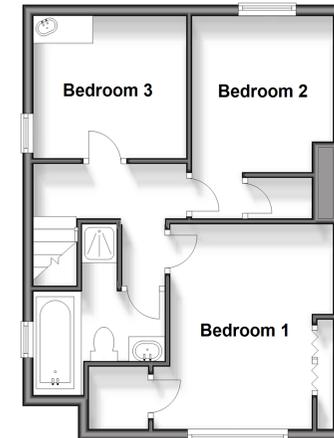
Call Folkestone - 01303 256505 ■ wardsfolkent.co.uk

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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.

Ground Floor
Approx. 56.9 sq. metres (612.5 sq. feet)



First Floor
Approx. 41.2 sq. metres (443.6 sq. feet)



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