



Guide Price
£325,000

Freehold

3x  1x  2x 

**Archer Road,
Folkestone, Kent, CT19**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Modern kitchen/breakfast room
- Walking distance to town and train station
- Garage + off-road parking
- Utility room and separate store room
- Close to schools, local amenities and pubs

Accommodation

GROUND FLOOR

Porch
Hallway
Lounge/Diner: 30'1 x 16'11 (9.18m x 5.16m)
Kitchen: 18'11 x 14'9 (5.77m x 4.50m)
Utility Room: 11'6 x 9'7 (3.51m x 2.92m)
Separate Toilet

FIRST FLOOR

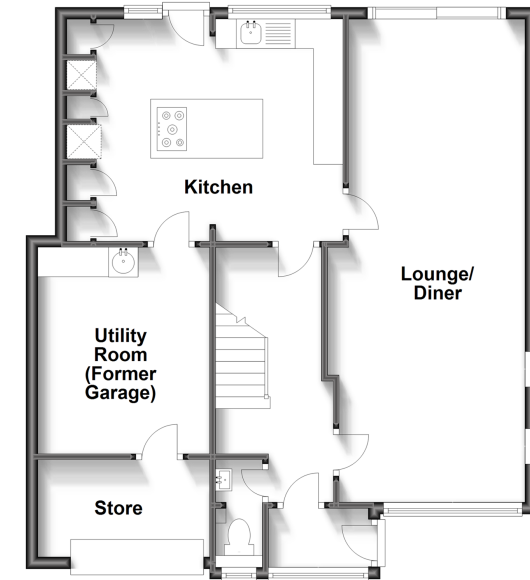
Landing
Bedroom 1: 16'4 x 10'6 (4.98m x 3.20m)
Bedroom 2: 16'2 x 13'6 (4.93m x 4.12m)
Bedroom 3: 13'1 x 8'4 (3.99m x 2.54m)
Bathroom: 6'8 x 6'8 (2.03m x 2.03m)

OUTSIDE

Garage
Front Garden
Rear Garden

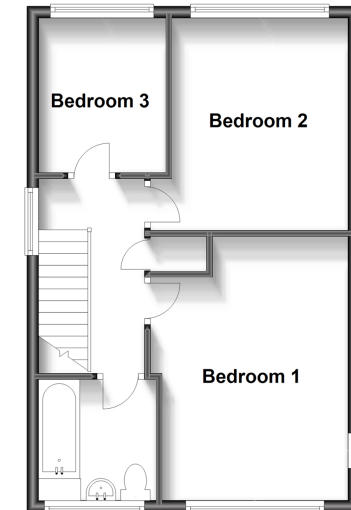
Ground Floor

Approx. 71.3 sq. metres (768.0 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



Call Folkestone - 01303 256505 ■ wardsofkennt.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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