



Price
£425,000

Freehold

3x  2x  1x 

**Dolphins Road,
Folkestone, Kent, CT19**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Extremely sought after location, easy reach to town and seafront
- Garage and off road parking
- Two receptions rooms, utility room and a spacious conservatory
- Large rear garden
- Potential to extend, subject to planning

Accommodation

GROUND FLOOR

- Hallway
- Dining Room: 15'9 x 13'7 (4.80m x 4.14m)
- Living Room: 11'11 x 11'3 (3.63m x 3.43m)
- Kitchen
- Utility Room
- Downstairs Bathroom
- Conservatory

FIRST FLOOR

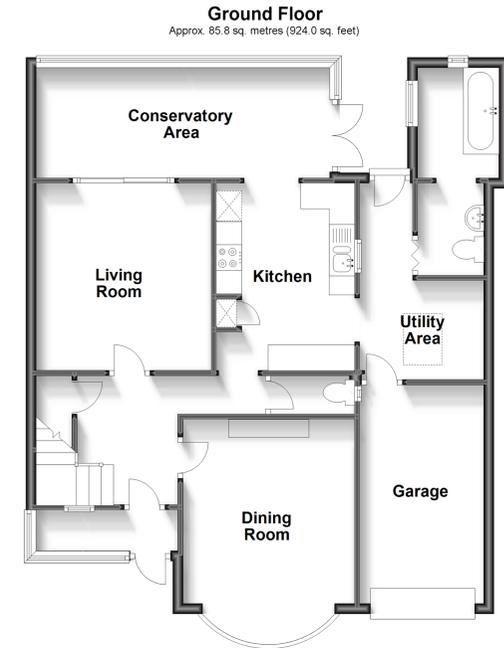
- Landing
- Bedroom 1: 11'9 x 11'1 (3.58m x 3.38m)
- Bedroom 2: 11'11 x 11'3 (3.63m x 3.43m)
- Bedroom 3: 9'0 x 9'0 (2.75m x 2.75m)
- Bathroom

OUTSIDE

- Rear Garden
- Garage
- Driveway

Call Folkestone - 01303 256505 ■ 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
- 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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