



**Offers In  
Excess Of  
£320,000  
Freehold**

3x  1x  1x 

**Lancaster Drive,  
Folkestone, Kent, CT18**

*Wards*  
Helping you move forwards





## Main features

- Immaculately presented end of terrace house with modern kitchen/breakfast room
- Low maintenance rear garden
- Driveway and car port
- Downstairs toilet and en-suite
- Semi-rural location, close to primary schools and local shops

## Accommodation

### GROUND FLOOR

Hallway

Lounge/Dining Room: 16'8 x 15'11 (5.08m x 4.85m)

Kitchen/Breakfast Room: 15'1 x 9'0 (4.60m x 2.75m)

Separate Toilet

### FIRST FLOOR

Landing

Bedroom 1: 12'1 x 9'0 (3.69m x 2.75m)

En-suite: 9'0 x 3'4 (2.75m x 1.02m)

Bedroom 2: 13'7 x 8'1 (4.14m x 2.47m)

Bedroom 3: 9'1 x 6'9 (2.77m x 2.06m)

Bathroom: 6'7 x 6'6 (2.01m x 1.98m)

### OUTSIDE

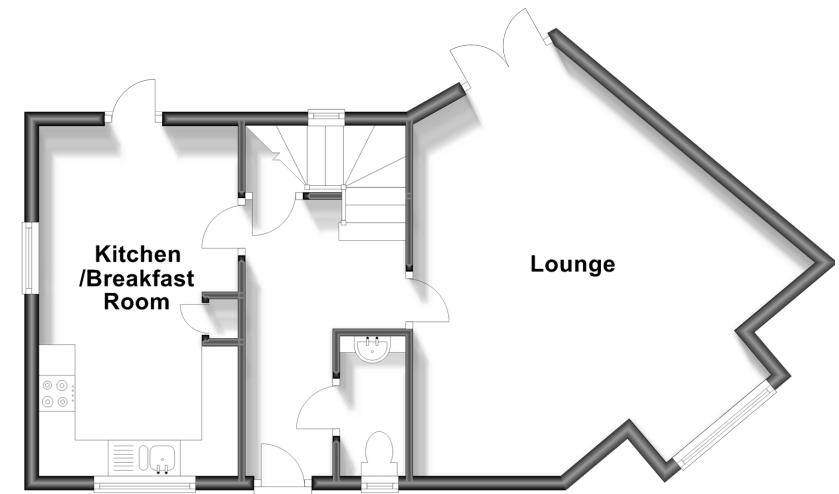
Garage: 16'5 x 9'3 (5.01m x 2.82m)

Front Garden

Rear Garden

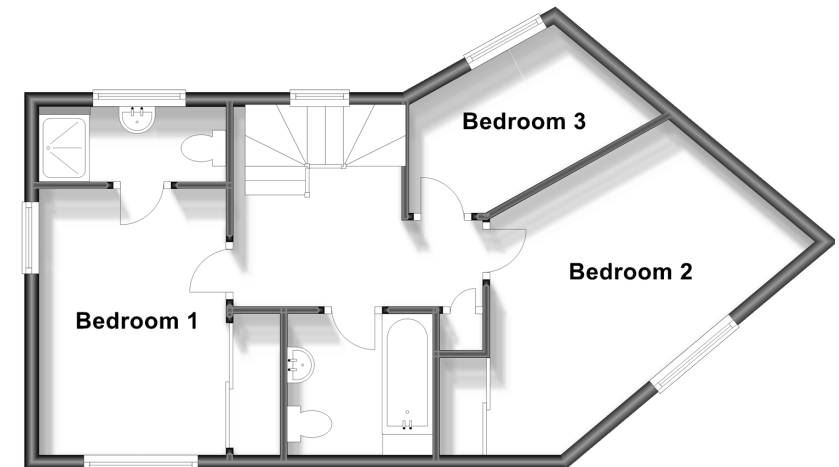
### Ground Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



### First Floor

Approx. 46.8 sq. metres (504.1 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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