



**Price**  
**£275,000**

**Freehold**

4x  1x  2x 

**Radnor Bridge Road,  
Folkestone, Kent, CT20**

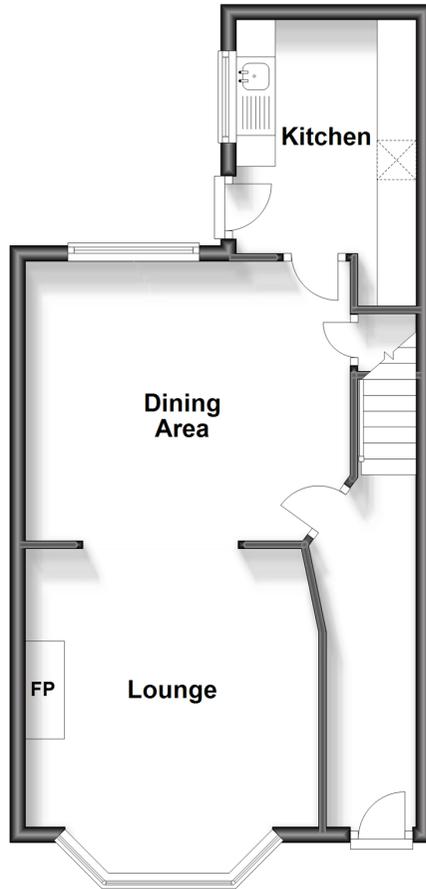
**OVER 60?**

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

*Wards*  
Helping you move forwards

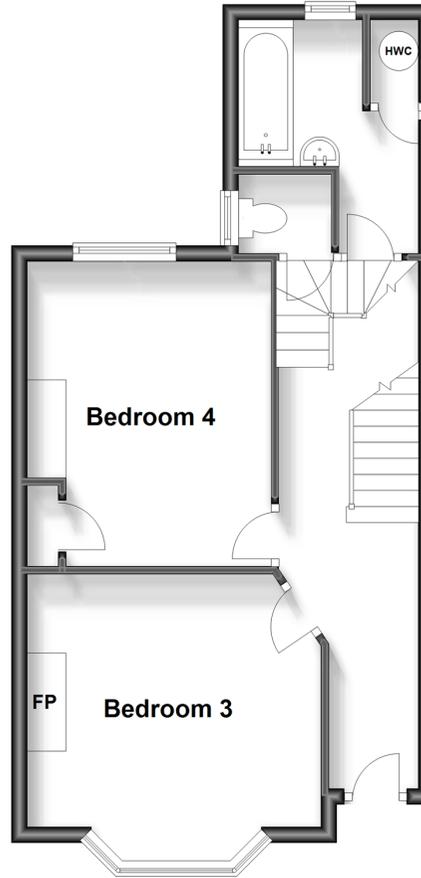
### Ground Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



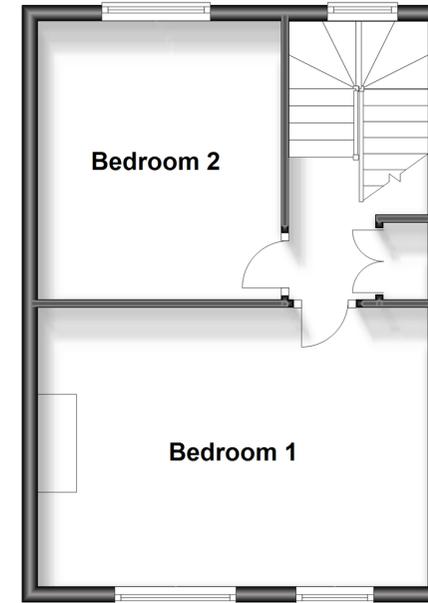
### First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



### Second Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Lounge: 11'1 x 11'1 (3.38m x 3.38m)  
Dining Area: 11'5 x 11'3 (3.48m x 3.43m)  
Kitchen: 10'0 x 7'0 (3.05m x 2.14m)

### FIRST FLOOR

Bedroom 3: 14'3 x 11'1 (4.35m x 3.38m)  
Bedroom 4: 12'0 x 8'8 (3.66m x 2.64m)  
Bathroom  
Separate Toilet  
Landing

### SECOND FLOOR

Bedroom 1: 15'0 x 12'3 (4.58m x 3.74m)  
Bedroom 2: 11'7 x 9'1 (3.53m x 2.77m)  
Landing

### OUTSIDE

Rear Garden



## Main features

- Spacious and flexible layout
- In need of modernisation
- Ideal for extending or conversion of flats (subject to planning)
- Very popular location, close to beach and only a short walk to town
- Split over three floors



### Nearest Schools

Primary Schools: Folkestone, St Peter's C of E Primary 0.1 miles, St Eanswythe's C of E Primary 0.3 miles, Folkestone, St Mary's C of E Primary 0.3 miles

Secondary Schools: Oakwood School 0.4 miles, Highview



### Transport Information

Train Stations: Folkestone Central 0.7 miles, Folkestone West High Speed Link 1.4 miles, Sandling 5.2 miles



### Address

Radnor Bridge 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](http://wardsof Kent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

<b>EPC RATING</b> Lightbulb icon   100% scale	<b>CURRENT:</b> Red arrow pointing left: <b>G(9)</b>	<b>POTENTIAL:</b> Green arrow pointing right: <b>C(72)</b>
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