



OVER 60?

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

Guide Price
£400,000

Freehold

4x  2x  1x 

**Coolinge Lane,
Folkestone, Kent, CT20**

Wards
Helping you move forwards



Main features

- **Close to Folkestone West Station, high speed access to London St Pancras - ideal for commuters**
- **Spacious end of terrace over three floors - well presented throughout**
- **Located within the catchment area of good schools**
- **Modern bathrooms and utility room**
- **Generous sized rear garden**

Accommodation

UPPER GROUND FLOOR

Entrance Hallway
Lounge: 11'1 x 11'0 (3.38m x 3.36m)
Bedroom 3: 9'1 x 8'4 (2.77m x 2.54m)
Separate Bath
Cloakroom

LOWER GROUND FLOOR

Hallway
Kitchen: 15'7 x 13'5 (4.75m x 4.09m)
Bedroom 2: 13'4 x 11'1 (4.07m x 3.38m)
Utility Room

FIRST FLOOR

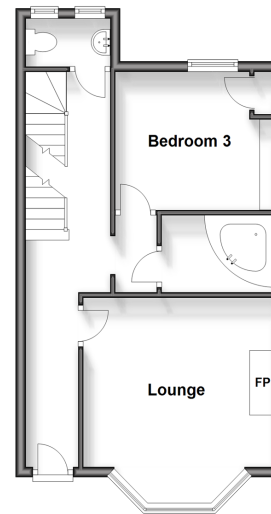
Landing
Bedroom 1: 15'1 x 11'5 (4.60m x 3.48m)
Bedroom 4: 10'3 x 8'4 (3.13m x 2.54m)
Bathroom

OUTSIDE

Rear Garden

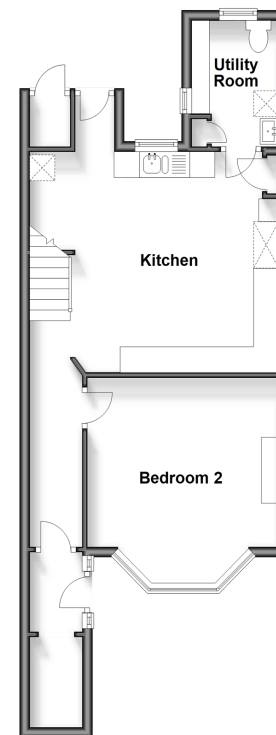
Upper Ground Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



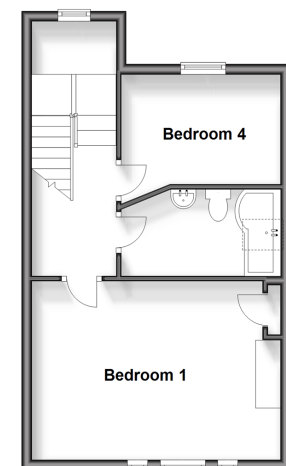
Lower Ground Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Call Folkestone - 01303 256505 ■ wardsfolkent.co.uk

■ 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.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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