



**OVER 60?**

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

**Guide Price**

**£300,000**

**Freehold**

3x  1x  2x 

**Morehall Avenue,  
Folkestone, Kent, CT19**

*Wards*  
Helping you move forwards





## Main features

- **Spacious and very versatile home split over three floors**
- **Additional loft room (could be used as a fourth bedroom)**
- **In need of modernisation**
- **Situated in a very sought after location, close to train station and schools**
- **Chain free**

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall  
Hallway  
Lounge/Diner: 24'1 x 11'0 (7.35m x 3.36m)  
Kitchen: 10'1 x 9'1 (3.08m x 2.77m)  
Bathroom: 9'1 x 5'1 (2.77m x 1.55m)

### FIRST FLOOR

Landing  
Bedroom 1: 10'0 x 8'1 (3.05m x 2.47m)  
Bedroom 2: 10'0 x 8'1 (3.05m x 2.47m)  
Bedroom 3: 7'0 x 7'0 (2.14m x 2.14m)  
Separate Toilet

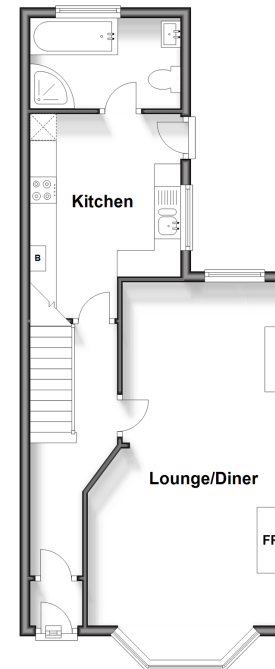
### SECOND FLOOR

Landing  
Loft Room: 15'1 x 7'0 (4.60m x 2.14m)

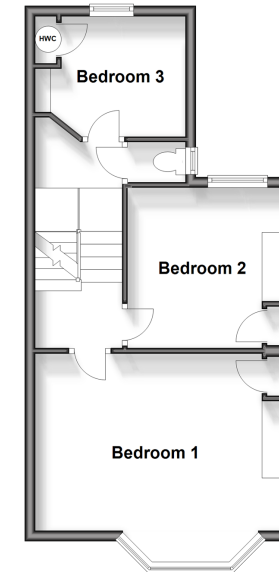
### OUTSIDE

Front Garden  
Rear Garden

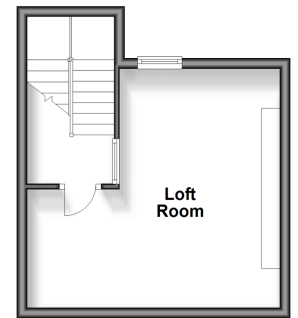
**Split Level Ground Floor**  
Approx. 46.6 sq. metres (501.4 sq. feet)



**First Floor**  
Approx. 41.5 sq. metres (446.8 sq. feet)



**Second Floor**  
Approx. 23.7 sq. metres (254.9 sq. feet)



**Call Folkestone - 01303 256505 ■ [wardsof Kent.co.uk](http://wardsof Kent.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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