



Guide Price
£300,000

Freehold

3x  1x  2x 

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

OVER 60?

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

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

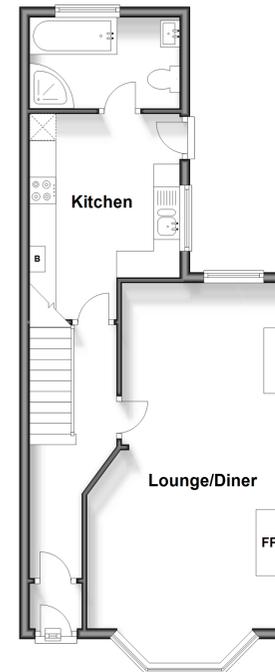
SECOND FLOOR

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

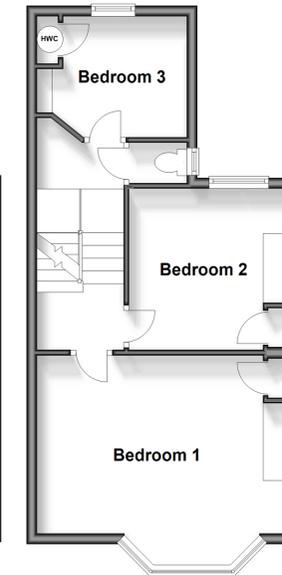
OUTSIDE

Front Garden
Rear Garden

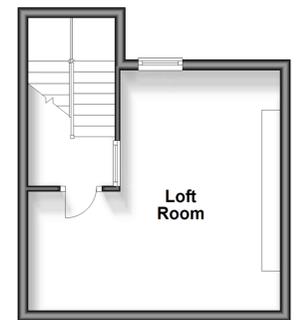
Split Level Ground Floor
Approx. 46.6 sq. metres (501.4 sq. feet)



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 ■ 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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