



**Price**  
**£260,000**

**Freehold**

2x  1x  1x 

**Risborough Lane,  
Folkestone, Kent, CT20**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Close to local schooling and Folkestone West train station
- Great sized family garden
- No onward chain, allowing for a speedy move
- Two reception rooms
- Highly sought after location

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 13'4 x 10'9 (4.07m x 3.28m)

Kitchen: 6'6 x 6'5 (1.98m x 1.96m)

Dining Area: 13'1 x 9'8 (3.99m x 2.95m)

### FIRST FLOOR

Bedroom 1: 13'1 x 9'8 (3.99m x 2.95m)

Bedroom 2: 9'8 x 9'8 (2.95m x 2.95m)

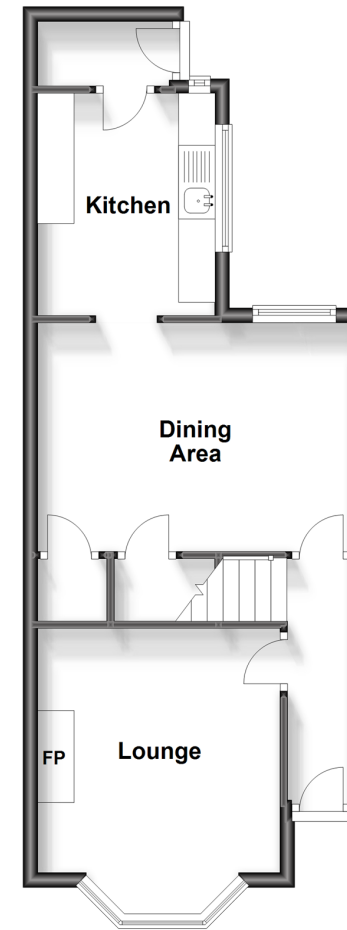
Bathroom

### OUTSIDE

Rear Garden

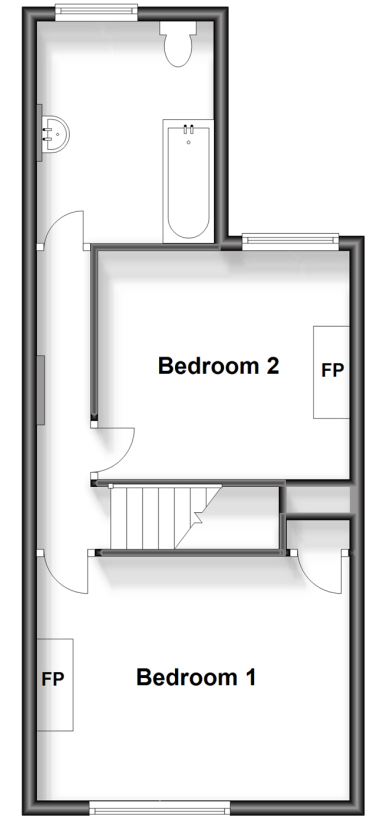
### Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



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