

CPR Certificate Not Signed

Offers In  
Excess Of  
£350,000  
Freehold

3x  1x  1x 

Minter Avenue, Densole,  
Folkestone, Kent, CT18

*Wards*  
Helping you move forwards





## Main features

- Amazing countryside views from the back
- Ample parking
- Spacious room sizes
- Large open plan living area
- Great bus links to Canterbury and Folkestone

## Accommodation

### GROUND FLOOR

#### Hallway

Lounge/Dining Area: 15'7 x 13'4 (4.75m x 4.07m)  
narrowing to 14'6 x 11'0 (4.42m x 3.36m)

Kitchen: 12'5 x 8'7 (3.79m x 2.62m)

Utility Room: 7'4 x 5'0 (2.24m x 1.53m)

Bedroom 1: 13'8 x 8'9 (4.17m x 2.67m)

Bedroom 2: 10'7 x 9'8 (3.23m x 2.95m)

Bedroom 3: 8'5 x 5'8 (2.57m x 1.73m)

Bathroom

### OUTSIDE

Garage

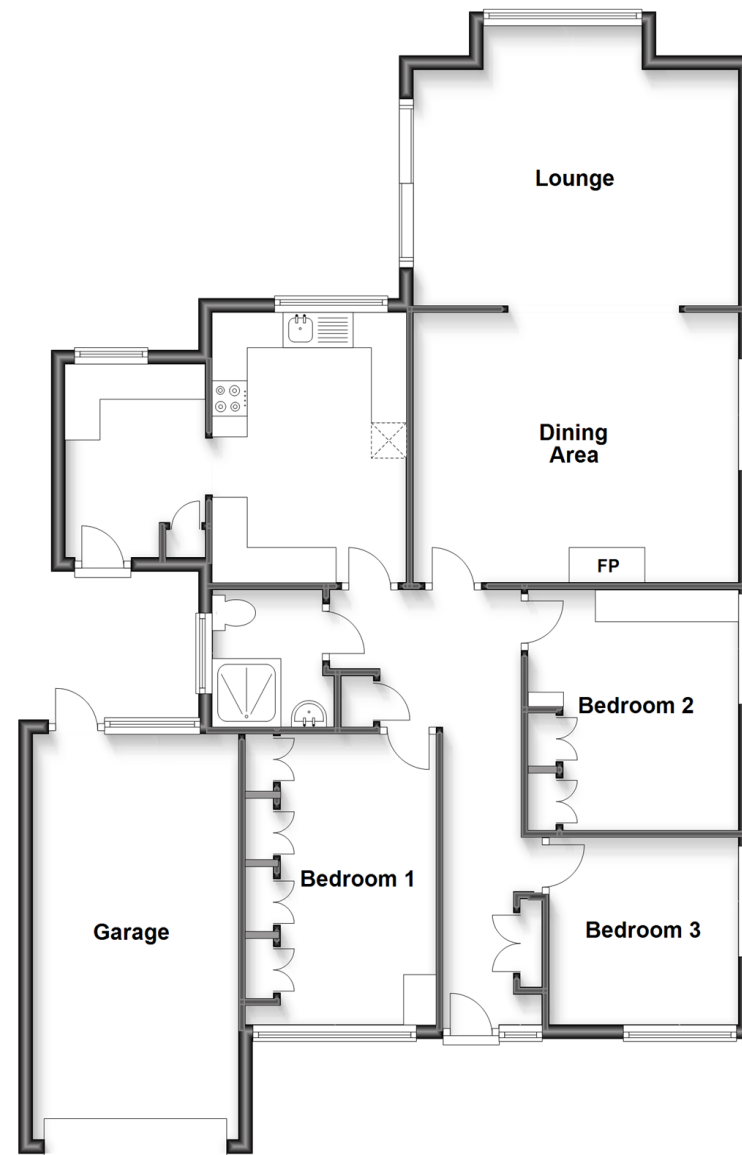
Driveway

Front Garden

Rear Garden

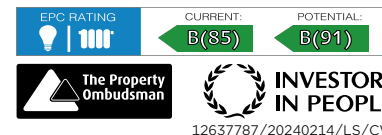
## Ground Floor

Approx. 114.2 sq. metres (1229.2 sq. feet)



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



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