



**OVER 60?**

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

**Price**  
**£220,000**

**Freehold**

3x  1x  2x 

**Burrow Road,  
Folkestone, Kent, CT19**

*Wards*  
Helping you move forwards





## Main features

- Walking distance to the seafront and four local primary schools
- Situated within easy access of town, less than a mile from the train station
- Low maintenance rear garden
- Original features - parquet flooring
- Large loft space, ideal for conversion (STPP) - Perfect for investors/first time buyers

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 12'1 x 9'0 (3.69m x 2.75m)

Dining Area: 12'0 x 10'1 (3.66m x 3.08m)

Kitchen: 13'1 x 7'1 (3.99m x 2.16m)

### FIRST FLOOR

Landing

Bedroom 1: 11'1 x 11'0 (3.38m x 3.36m)

Bedroom 2: 10'1 x 10'1 (3.08m x 3.08m)

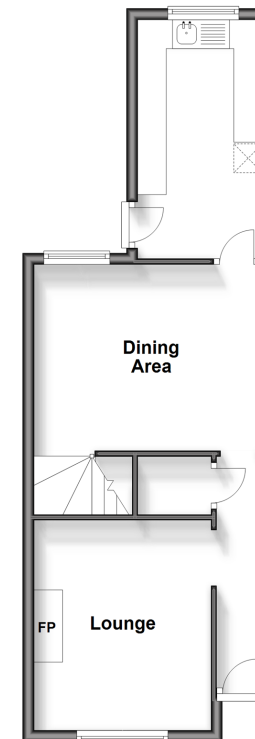
Bedroom 3: 7'1 x 6'0 (2.16m x 1.83m)

Bathroom

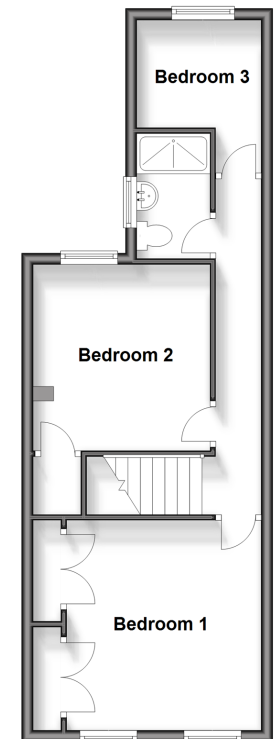
### OUTSIDE

Rear Garden

**Ground Floor**  
Approx. 40.8 sq. metres (439.6 sq. feet)



**First Floor**  
Approx. 41.6 sq. metres (447.3 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.



12637860/20240425/LS/CC