



## Beatty Road, Folkestone

- MODERNISATION REQUIRED
- THREE BEDROOMS
- PARKING
- ENCLOSED REAR GARDEN
- SEMI-DETACHED HOUSE
- KITCHEN AND BATHROOM
- LARGE STORE/WORKSHOP
- EPC E

Asking Price £250,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Beatty Road, Folkestone

## DESCRIPTION

Hunters are pleased to offer this three bedroom semi-detached house with spacious living space comprising entrance hall, sitting room with patio doors opening to the rear garden, dining room, fitted kitchen, lobby with door to the rear garden. There are three double bedrooms and bathroom with shower over the bath, separate W.C., Outside there is a lawned front garden with a driveway to the side leading to a large store/workshop, the rear garden has a lovely seating area with steps down to the lawned garden which is enclosed by panelled fencing. The property requires modernisation and improvement throughout.

The property has the benefit of excellent access to the M20 and A20 which is a short drive away providing access to the Port of Dover and the Channel Tunnel. There is a good range of supermarkets and stores close by and the train station offering a journey time to St. Pancras in 54 minutes is a short drive away.

THESE PHOTOS ARE FROM OUR PREVIOUS RENTAL LISTING AND CANNOT BE GUARANTEED TO BE A TRUE REFLECTION OF CURRENT CONDITION OF THE PROPERTY.

Rooms -

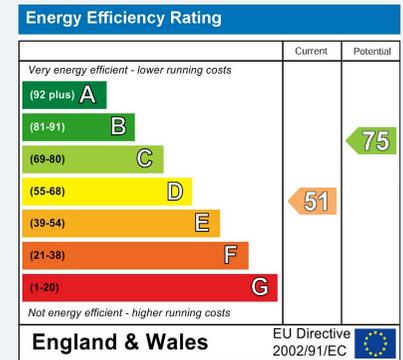
LOUNGE 17' 05" x 10' 10" (5.31m x 3.3m)  
KITCHEN 8' 11" x 9' 11" (2.72m x 3.02m)  
DINING ROOM 9' 10" x 11' 10" (3m x 3.61m)  
BEDROOM 1 15' 05" x 9' 10" (4.7m x 3m)  
BEDROOM 2 11' 02" x 9' 00" (3.4m x 2.74m)  
BEDROOM 3 8' 03" x 8' 01" (2.51m x 2.46m)  
BATHROOM 5' 10" x 5' 09" (1.78m x 1.75m)  
W/C 4' 10" x 2' 03" (1.47m x 0.69m)





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

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