



**11 Fernbank Crescent, Folkestone , Kent , CT19  
5SF**

**Offers In Excess Of £225,000**

**HUNTERS®**

HERE TO GET *you* THERE

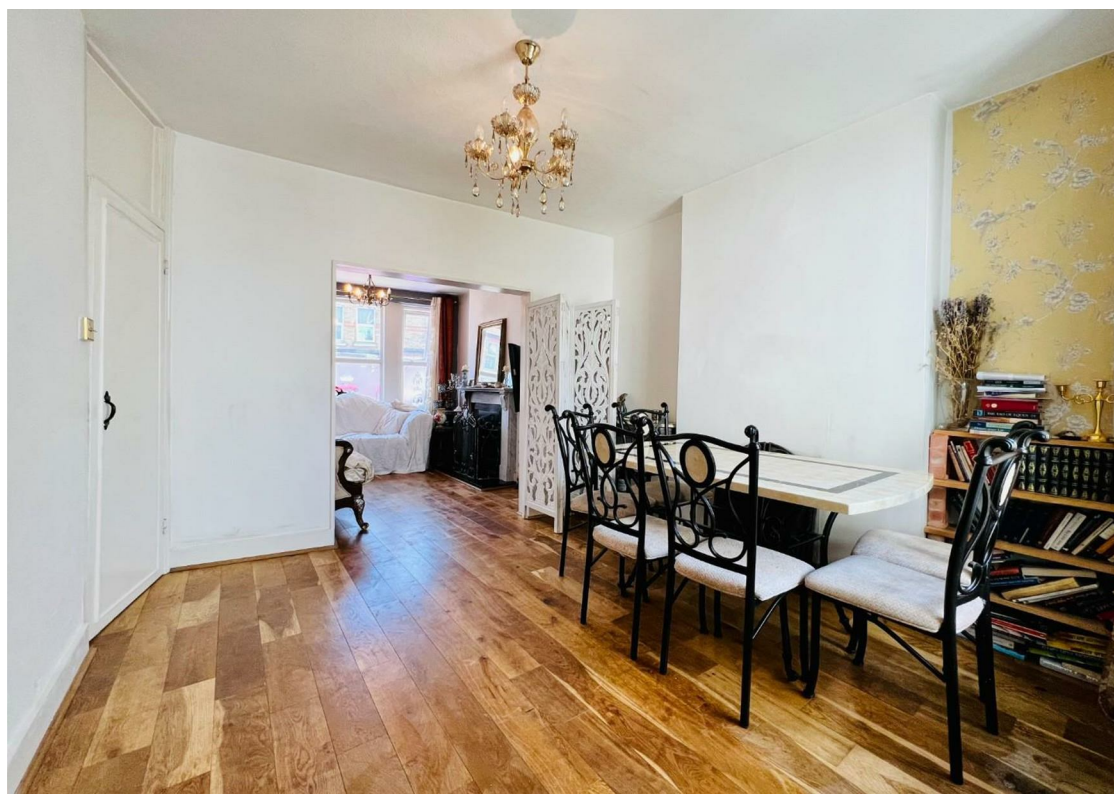
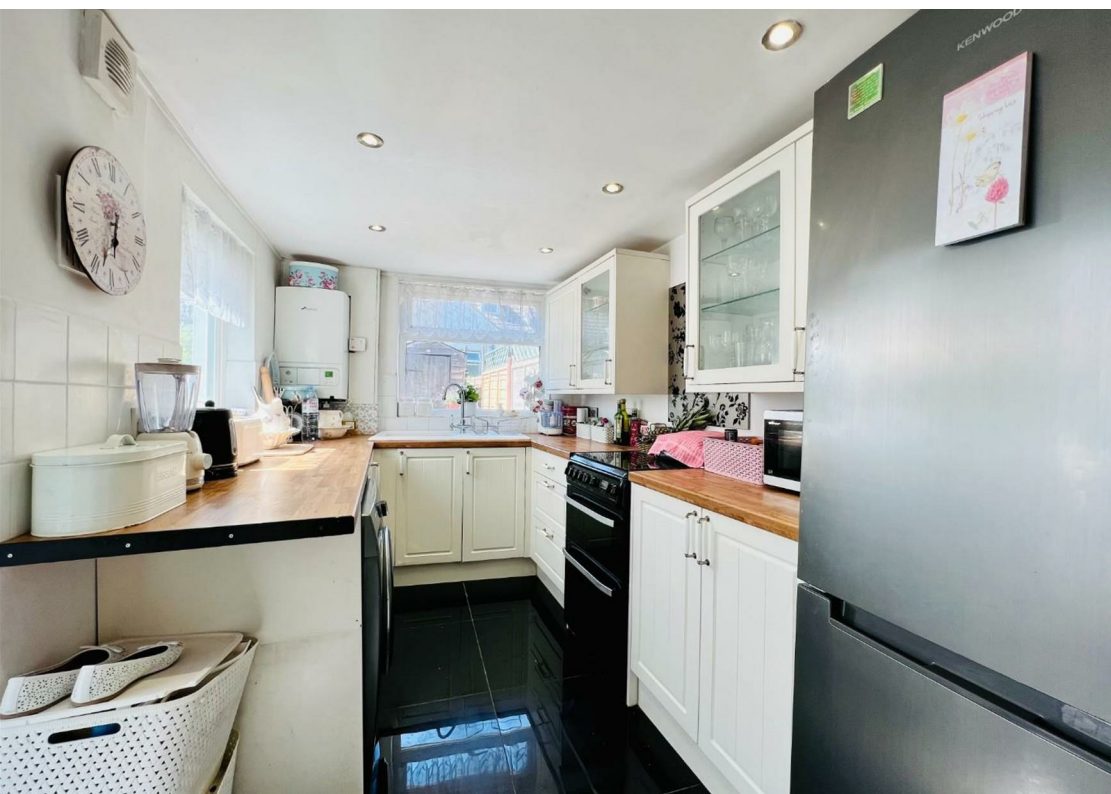
- TERRACED HOME
- SITTING/DINING ROOM
- FITTED KITCHEN
- EPC TBA

- TWO BEDROOMS
- LARGE BATHROOM
- ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES

JUST RE-OFFERED - Hunters are pleased to offer for sale this terraced home which offers light and airy living space which is beautifully presented throughout and comprises entrance hall, sitting/dining room, fitted kitchen, two double bedrooms, large bathroom with seperate shower. Enclosed rear garden which is designed to be low maintenance. The property would make a lovely first home or buy to let investment.

The property is set close to local amenities including small supermarket. A larger range of stores and supermarkets are a short drive away. The M20 is close by offering excellent access to the Port of Dover and the Channel Tunnel. The mainline train station offering a journey time to London St. Pancras in just 54 minutes.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

## 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.



## 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

93-95 Sandgate Road, Folkestone, CT20 2BQ  
Tel: 01303 210335 Email:  
folkestone@hunters.com <https://www.hunters.com>