



## Dawson Road, , Folkestone, CT19 5RR

- TERRACED FAMILY HOME
- SITTING/DINING ROOM
- CONSERVATORY
- ENCLOSED GARDEN
- FREEHOLD
- THREE BEDROOMS
- FITTED KITCHEN
- GARAGE
- EPC C

**Asking Price £270,000**





# Dawson Road, , Folkestone, CT19 5RR - Asking Price £270,000

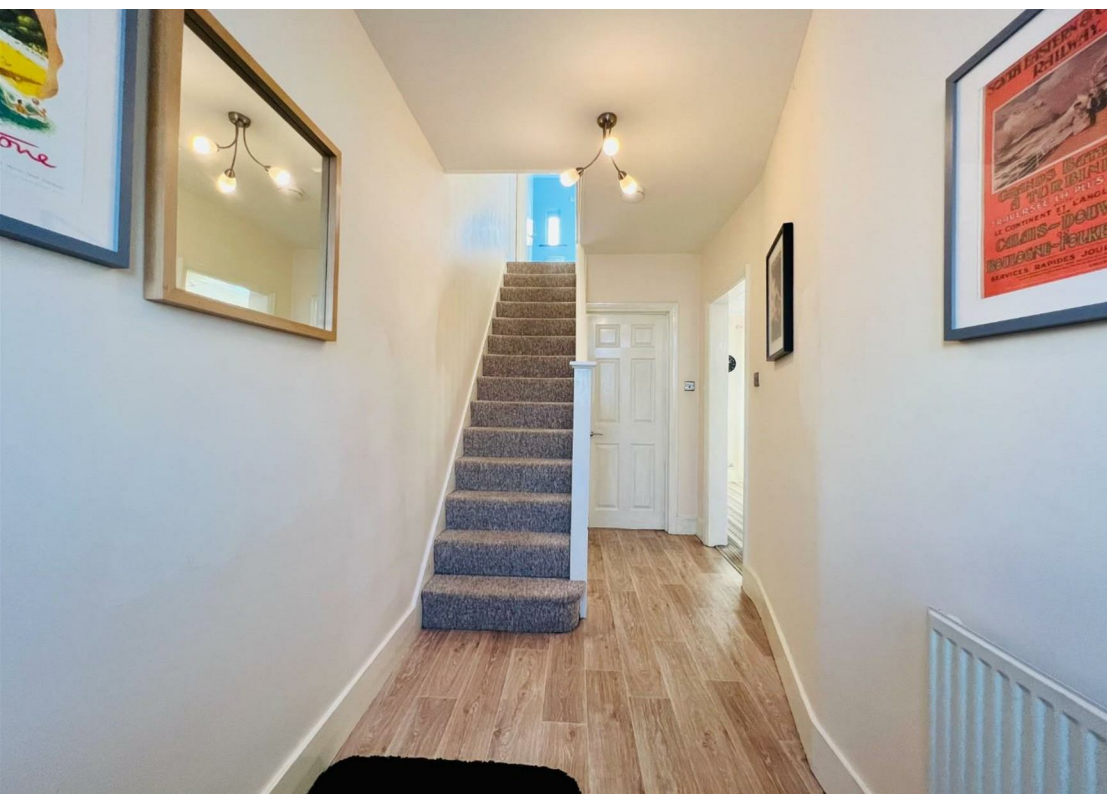
## DESCRIPTION

Hunters are pleased to offer for sale this terraced family home in a sought after residential location. The light and airy living space comprises entrance porch, spacious entrance hall, sitting/dining room, fitted kitchen and conservatory on the ground floor together with three bedrooms and a family bathroom on the first floor. There is a garden area to the front and pathway leading to the front door and an enclosed rear garden laid to lawn with shrubs and bushes and rear access to the GARAGE. NO CHAIN

Location: Folkestone is the principle Town in the Shepway District of Kent and has lots to offer, whether you need to commute to work on the High Speed rail link, which takes you into London's St. Pancras International in under an hour or if you prefer to enjoy the relaxing weekends with leisurely walks along the Leas, strolling around the Harbour Arm with it's extensive range of eateries or sample the Creative Quarter, Folkestone has something to offer to all, whether young or old.

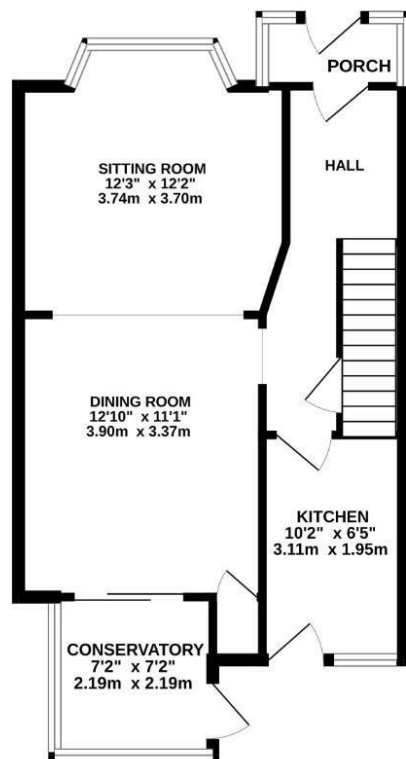




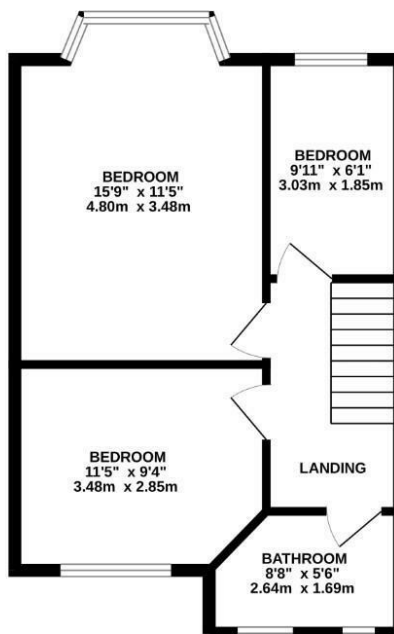




GROUND FLOOR



1ST FLOOR



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 02023

### Viewings

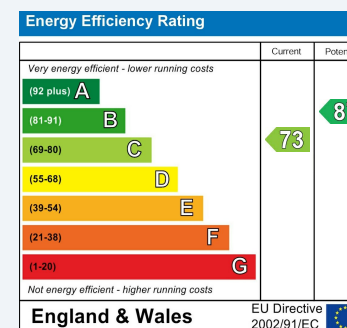
Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.

