



HUNTERS
PROPERTY FOR SALE

HUNTERS[®]

HERE TO GET *you* THERE



3



1



2



E

Denmark Street, Folkestone

Offers In Excess Of £260,000



Hunters are pleased to market this immaculately presented three bedroom family home, from the moment you walk in there is a calming influence throughout enhanced by the light and airy living space comprising entrance hall, sitting room, dining room with patio door to the rear garden, utility area, family bathroom and three bedrooms.

Outside there is a front garden laid to lawn with picket fencing and paving. The rear garden is enclosed by panelled fencing and a brick wall and is designed to be low maintenance with Indian sandstone paving interspersed with a lawned area and raised ornamental borders.

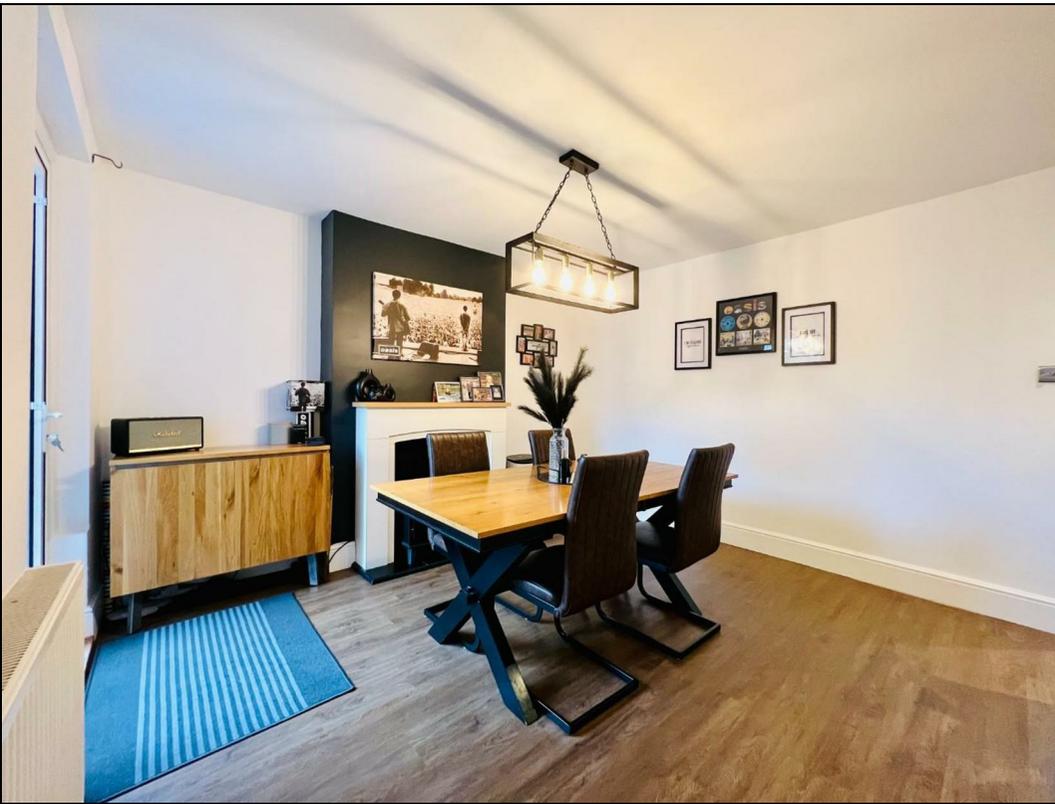
There is a range of local amenities to include a supermarket close by and excellent access to the East Cliff area of the town and the immensely popular Harbour Arm with its range of entertainment and eateries. There is access to a range of primary schools and secondary education, easy reach of the town centre and seafront. There is a mainline station at Folkestone central and west offering the high speed link to London St. Pancras International.

KEY FEATURES

- TERRACED FAMILY HOME
- IMMACULATE THROUGHOUT
 - THREE BEDROOMS
 - TWO RECEPTIONS
 - FITTED KITCHEN
 - UTILITY AREA
 - FAMILY BATHROOM
- ENCLOSED REAR GARDEN
 - EPC BAND E
 - FREEHOLD

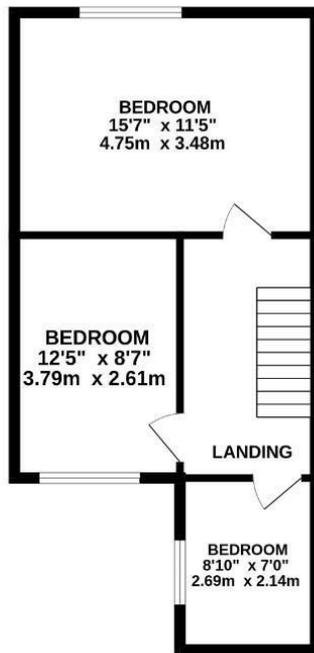
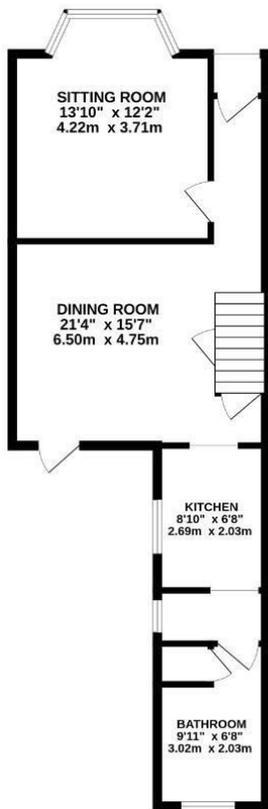




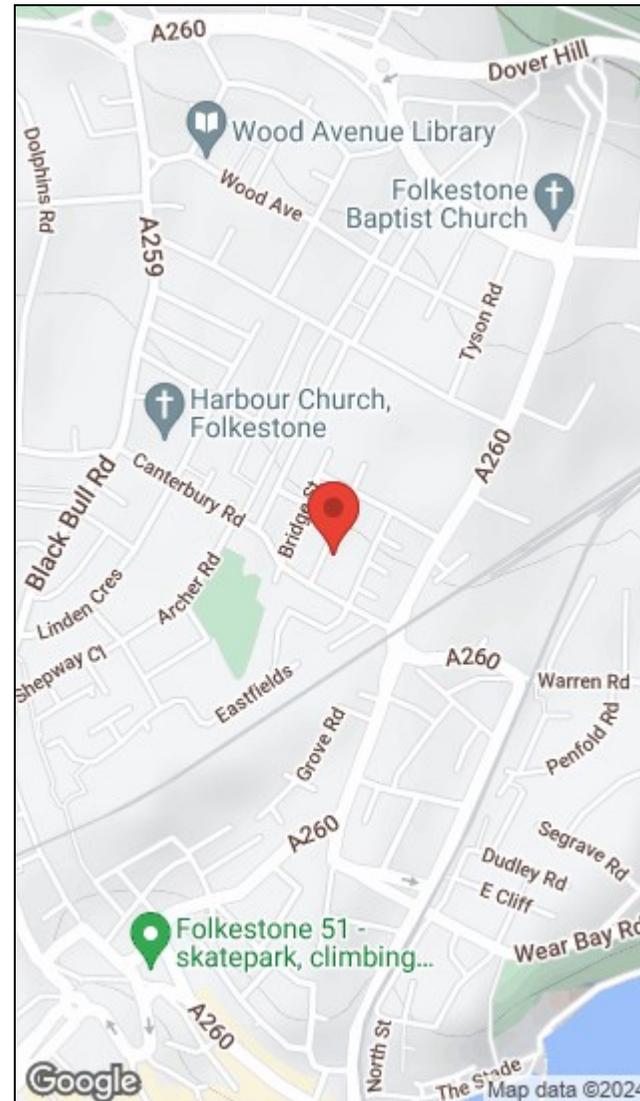


GROUND FLOOR

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.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
51	73
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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