



**10 Warren Road, Folkestone**

**Asking Price £250,000**

**HUNTERS®**

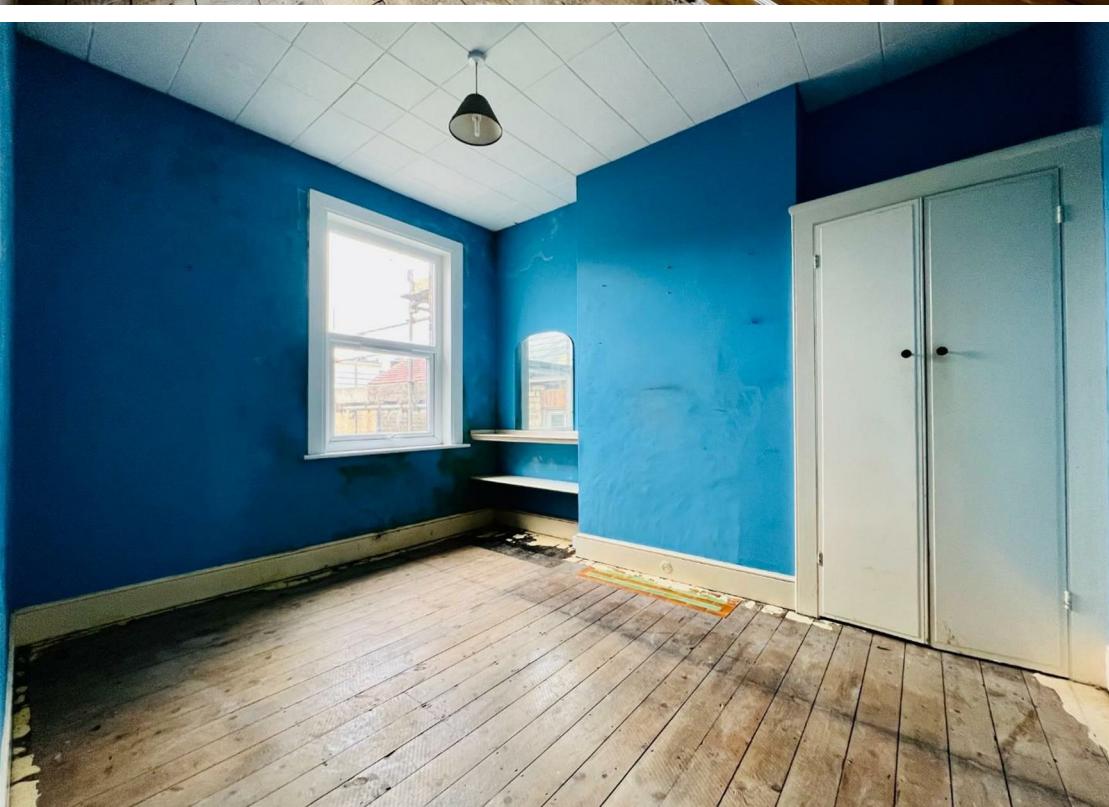
HERE TO GET *you* THERE

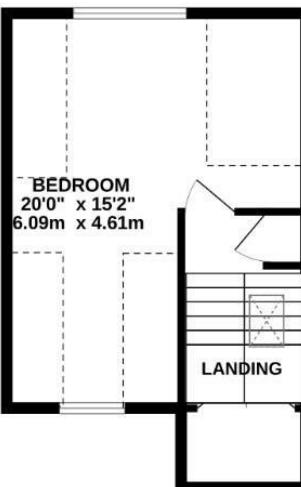
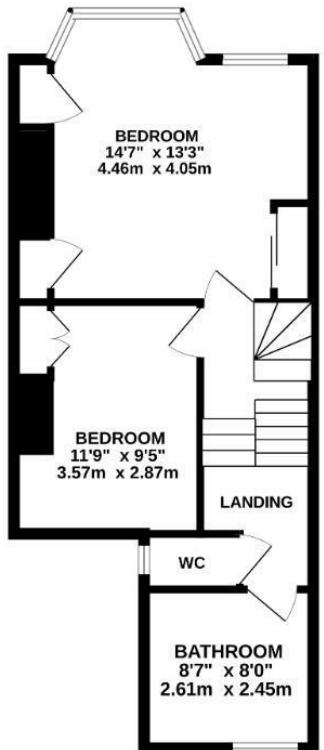
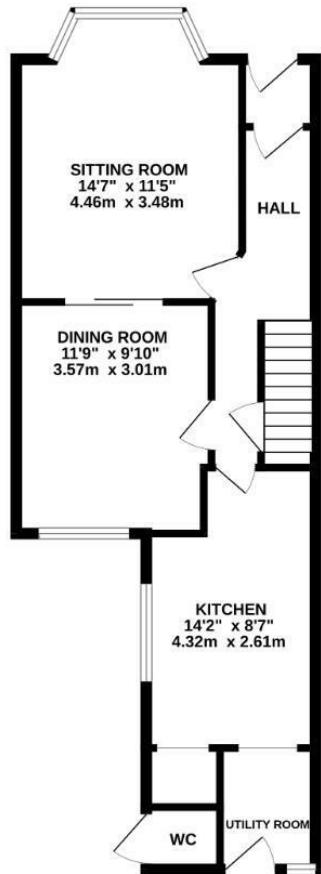
## PUBLIC NOTICE

Hunters are now in receipt of an offer for the sum of £235,000 for 10 Warren Road. Anyone wishing to place an offer on this property should contact Hunters, 93-95 Sandgate Road, Folkestone. CT20 2BQ - 01303 210 335, before exchange of contracts.

Hunters are pleased to offer for sale to this terraced THREE BEDROOM family house. IN NEED OF IMPROVEMENT, exciting opportunity to add your own style and taste. The living space comprises entrance hall, sitting room, dining room, kitchen, utility, three bedrooms and a bathroom.

Location: Folkestone is the principle Town in the Shepway District of Kent and has lots to offer, whether you need to commute to work with 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 or Creative Quarter, Folkestone has something to offer to all, whether young or old.





## 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) A		
(81-91) B		73
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		13
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

### 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.