



## Garden Road, , Folkestone, CT19 5RA

- Extensive Repair and Upgrade Required
- Bay Fronted Sitting Room
- Kitchen
- 2 Bedrooms
- Enclosed Garden
- Extended Accommodation to the Rear
- Separate Dining Room
- Utility Room/Cloakroom
- Family Bathroom
- No Chain

**Price Guide £200,000**



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## DESCRIPTION

In need of extensive repair and upgrading is this 2 bedroom terraced house. Having been extended to the rear the property offers an opportunity for someone to create a most splendid home in a convenient and popular location.

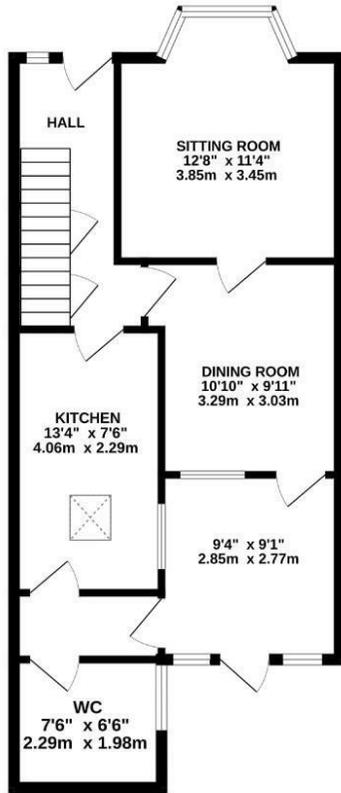
Presently arranged over two floors the ground floor accommodation includes a bay fronted sitting room with double opening doors to a separate dining room. In addition there is a kitchen along with a useful utility room with WC and wash hand basin. To the first floor there are 2 bedrooms and a family bathroom. In addition there is a conservatory which connects to the enclosed rear garden.

Garden Road is close to all the local amenities, supermarkets, local shops together with Folkestone Central station which is perfect for commuters as it takes just 54 minutes to London St. Pancras International.

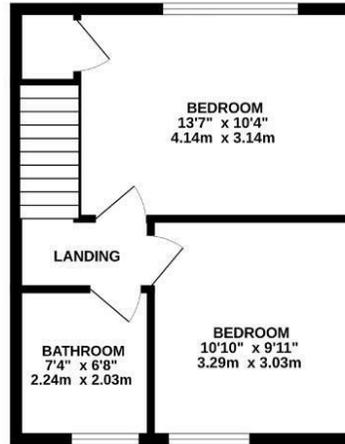




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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**Viewings**

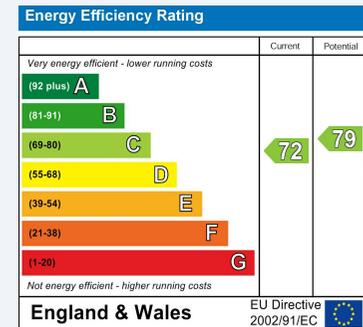
Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.

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

