



## Walton Road, Folkestone

- TERRACED HOUSE
- TWO RECEPTIONS
- CLOSE TO AMENITIES
- TWO BEDROOMS
- ENCLOSED GARDEN
- INVESTORS ONLY

£220,000

**HUNTERS®**

HERE TO GET *you* THERE

# Walton Road, Folkestone

## DESCRIPTION

VIEWING THIS SATURDAY, 10TH SEPTEMBER - CALL TO BOOK. Hunters are pleased to offer for sale this nicely presented terraced house with two bedrooms, two reception rooms, fitted kitchen with storage cupboard, upstairs bathroom and outside is a delightful, enclosed rear garden. Perfect for first time buyers and investors.

Situated close to the local amenities and excellent access to the M20 motorway network, within walking distance to the town's central mainline station offering a journey time to St. Pancras international in 54 minutes.





## 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                                   |                         |   |
| (69-80) C                                   |                         |   |
| (55-68) D                                   |                         |   |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (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.

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



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