

HUNTERS[®]

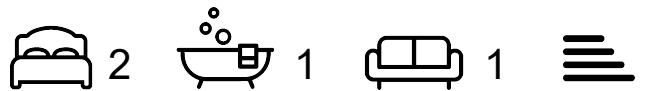
HERE TO GET *you* THERE



Stanley Road

Folkestone, CT19 4LG

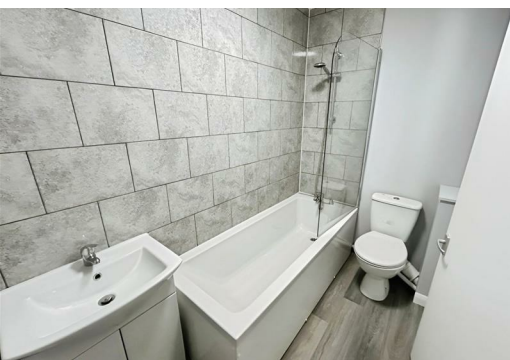
£1,250 Per Month



Hunters are pleased to offer this newly decorated end of terrace home located on Stanley Road in Cheriton. Spanning an area of 732 square feet, the property features two well-proportioned bedrooms, and a modern bathroom upstairs.

Downstairs from the entrance hall, you walk into an inviting reception room with storage cupboard, and the new fitted kitchen breakfast room. From here there is a lobby leading into the utility room, and door which leads into a small alleyway giving your rear access.

Its prime location near Cheriton High Street means that residents will have easy access to a variety of local amenities, including shops, cafes, and public transport links, making daily life both convenient and enjoyable.





Energy Efficiency Graph

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	

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			
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.

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

