



# Folkestone Road

Dover, Kent, CT17 9RZ

**Guide Price £305,000**

**Freehold**

Situated on Folkestone Road and within easy reach of Dover Priory station, this versatile four-floor home combines period character with modern improvements.

The first floor offers a welcoming lounge and adjoining dining room, linked by glazed doors that allow light to flow through. The lower ground floor features a spacious open-plan kitchen and dining area with a bay window and feature log burner, alongside a partially finished walk-in wet room (tiled with WC and basin installed), a separate WC, and an additional front entrance. The home includes full underfloor heating, recently upgraded electrics and plumbing, refurbished sash windows, reclaimed floorboards, and fitted kitchen, with some finishes still to be completed by the new owners. Three high-efficiency wood burners and a full fire sprinkler system enhance comfort and safety.

The second floor provides two generous bedrooms, each with a working wood-burning stove, and a landing WC, while the top floor is dedicated to a striking principal bedroom with four Velux windows and a freestanding bath.

Externally, the rear garden offers a blank canvas for creating a private outdoor space.

Ideal for commuters, the property benefits from nearby high-speed rail to London St Pancras and easy access to Canterbury, Folkestone, and the wider road network via the A2.



The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

#### Lower Ground Floor

Side Entrance/ Lobby	
Kitchen/ Diner	4.81 x 8.65
Store	
Wetroom	2.17 x 2.78
WC	



#### Upper Ground Floor

Entrance Hall	
Living Room	3.54 x 4.61
Dining Room	4.08 x 4.81
Reception Room	2.17 x 2.78

#### First Floor

WC	
Bedroom 3	3.15 x 4.22
Bedroom 2	3.60 x 4.08

#### Second Floor

Bedroom 1	4.80 x 7.18 (max)
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#### External

Front Garden	
Rear Garden	



**Services:** (Mains) Water, Gas, Electricity & Drainage.

**Council Tax:** Band C (Dover District Council)

**Energy Rating:** Current 51 | E. Potential 71 | C.

**Viewing by appointment only:** Finn's Sandwich  
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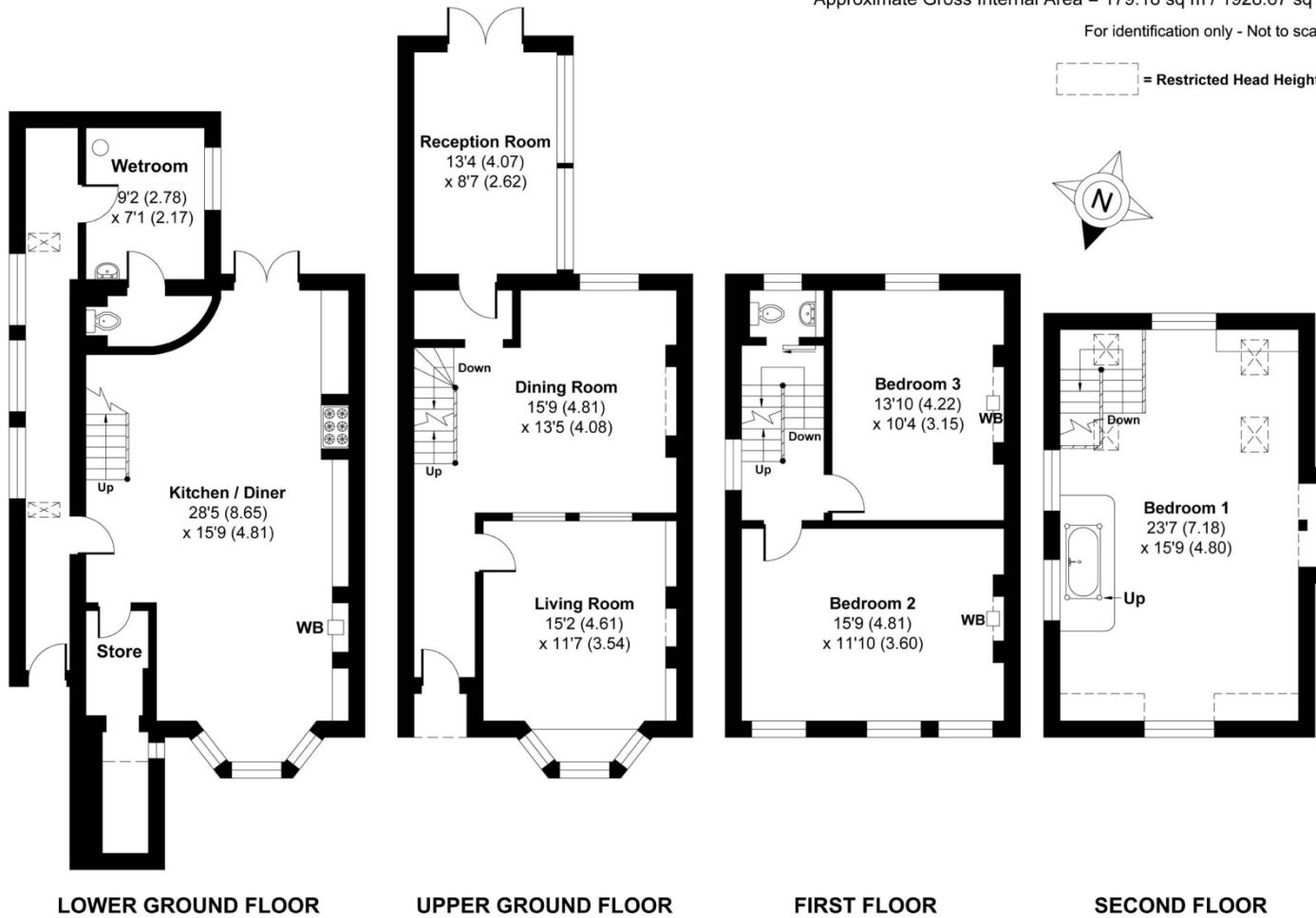


# Folkestone Road, Dover

Approximate Gross Internal Area = 179.18 sq m / 1928.67 sq ft

For identification only - Not to scale

[ ] = Restricted Head Height



**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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