BURNAP + ABEL

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7b Victoria Road

CAPEL-LE-FERNE, Folkestone
CT18 7JS

£700,000 FREEHOLD

DRAFT DETAILS....FOR SALE WITH BURNAP + ABEL.....Burnap and Abel are delighted to introduce this five bedroom semi detached house located in the sought after location of Capel-Le-Ferne. This property is in excellent condition and the main house comprises of a large lounge, dining room, kitchen, three double bedrooms, separate study and downstairs W.C. The self contained annex comprises of a large open plan lounge/kitchen/dining room, two double bedrooms en-suite, utility room and wet room. Both dwellings have there own gardens and driveways for separate living. For your chance to view call SOLE agent Burnap and Abel now on 01303 258590.

Entrance Hall

Lounge
19' 5" x 13' 5" (5.92m x 4.09m)

Dining Room
10' 10" x 10' 10" (3.30m x 3.30m)

Kitchen
12' 8" x 10' 10" (3.86m x 3.30m)

Study
14' 11" x 10' 11" (4.55m x 3.33m)

Store

Bedroom
15' 0" x 10' 10" (4.57m x 3.30m)

Bedroom
12' 4" x 10' 11" (3.76m x 3.33m)

Bathroom
7' 10" x 5' 5" (2.39m x 1.65m)

Bedroom
10' 5" x 7' 11" (3.17m x 2.41m)

Lounge/Kitchen/Dining Room
24' 7" x 19' 4" (7.49m x 5.89m)

Utility Room
8' 5" x 6' 8" (2.57m x 2.03m)

Wet Room

Bedroom
12' 5" x 9' 9" (3.78m x 2.97m)

Bedroom
16' 10" x 9' 3" (5.13m x 2.82m)

Dressing Room

En-Suite
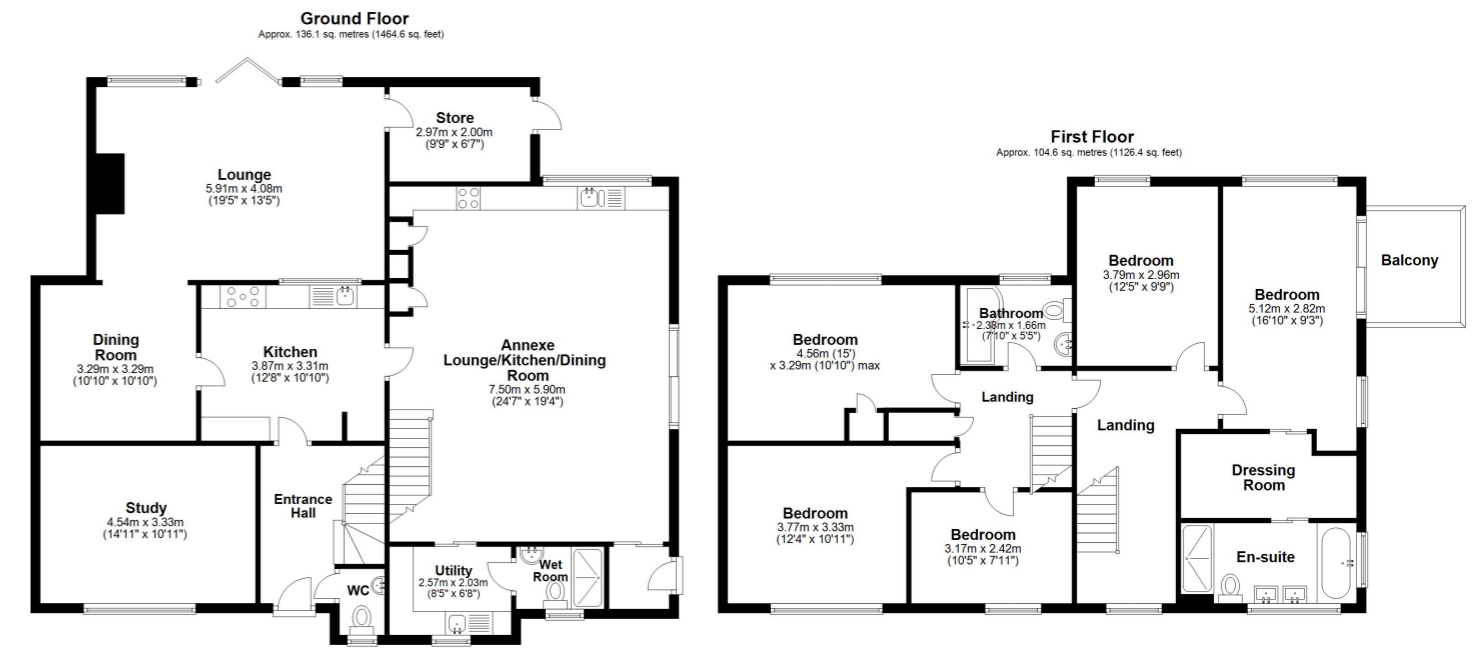9' 5" x 7' 11" (2.87m x 2.41m)

Balcony

Garden

Driveway

Annex Garden

Annex Driveway

Ground Floor
Approx. 136.1 sq. metres (1464.6 sq. feet)

Store
2.97m x 2.00m
(9'9" x 6'7")

Lounge
5.91m x 4.08m
(19'5" x 13'5")

Dining Room
3.29m x 3.29m
(10'10" x 10'10")

Kitchen
3.87m x 3.31m
(12'8" x 10'10")

Annexe Lounge/Kitchen/Dining Room
7.50m x 5.90m
(24'7" x 19'4")

Study
4.54m x 3.33m
(14'11" x 10'11")

Entrance Hall

Utility
2.57m x 2.03m
(8'5" x 6'8")

WC

Wet Room

First Floor
Approx. 104.6 sq. metres (1126.4 sq. feet)

Bedroom
3.79m x 2.96m
(12'5" x 9'9")

Bedroom
5.12m x 2.82m
(16'10" x 9'3")

Balcony

Bathroom
2.38m x 1.66m
(7'10" x 5'5")

Bedroom
4.56m (15')
x 3.29m (10'10") max

Landing

Landing

Dressing Room

Bedroom
3.77m x 3.33m
(12'4" x 10'11")

Bedroom
3.17m x 2.42m
(10'5" x 7'11")

En-suite

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.