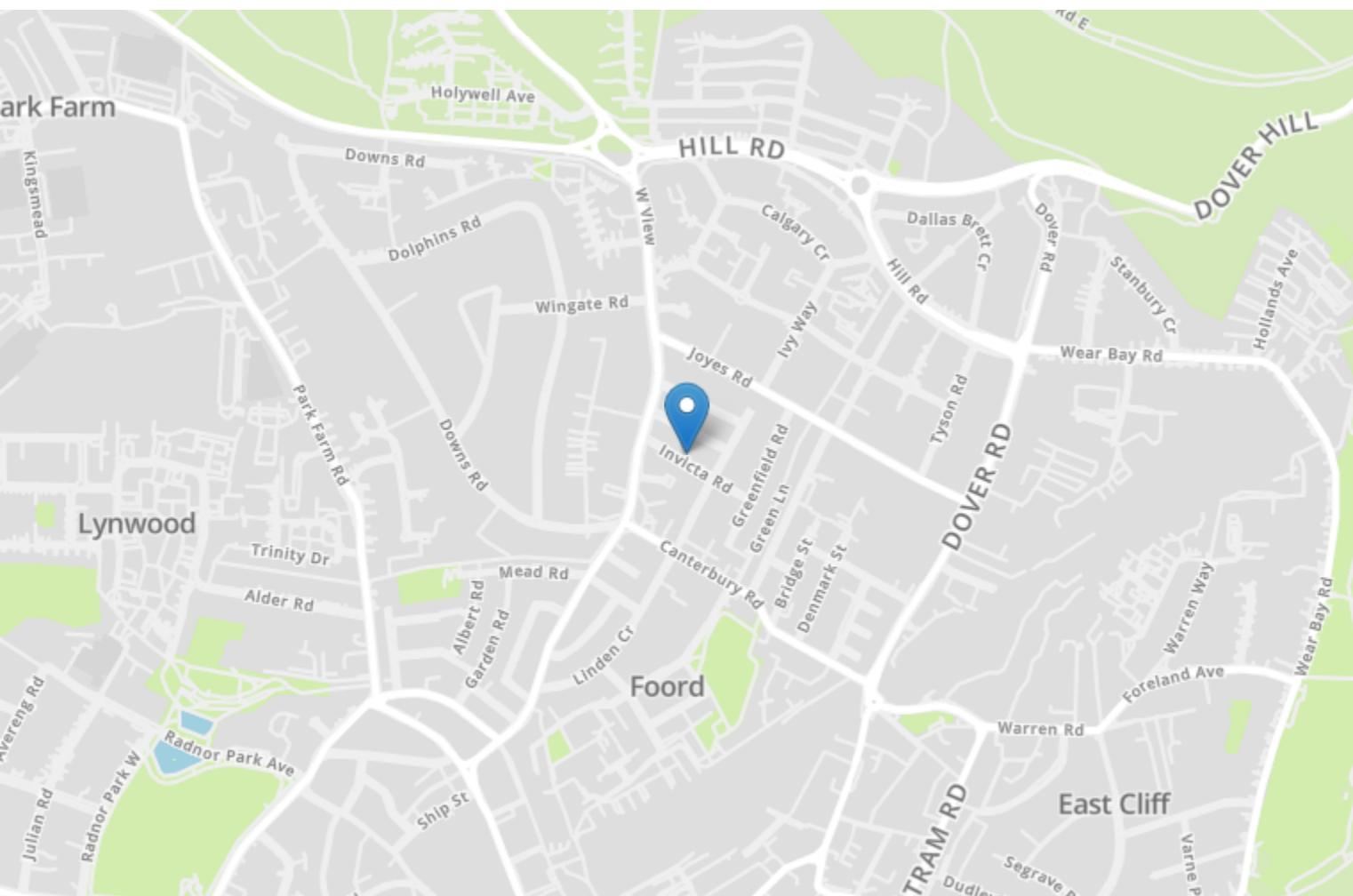


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33 Invicta Road

Folkestone
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£280,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Set in the heart of Folkestone, this beautifully presented three-bedroom end-of-terrace period home effortlessly blends timeless character with refined modern living. Maintained in excellent decorative order throughout, the property offers generous proportions, elegant detailing, and a warm, inviting atmosphere. The ground floor unfolds into a graceful bay-fronted lounge, rich with period charm and enhanced by an original-style fireplace, creating an ideal space for both relaxation and entertaining. A separate formal dining room continues the theme, providing a stylish setting for family gatherings and dinner parties. To the rear, the well-appointed kitchen offers a practical yet attractive workspace, perfectly suited to contemporary lifestyles. Upstairs, the home boasts three well-proportioned double bedrooms, each light-filled and thoughtfully presented, making them ideal for family living, guests, or home-working flexibility. A large family bathroom completes the accommodation with comfort and elegance. Externally, the property benefits from a low-maintenance rear garden, offering a private outdoor retreat ideal for alfresco dining or quiet enjoyment with minimal upkeep. Combining period features such as bay windows and original-style fireplaces with modern finishes and a sought-after



Entrance Hall**Lounge**

12' 8" x 10' 8" (3.86m x 3.25m)

Dining Room

11' 10" x 8' 5" (3.61m x 2.57m)

Kitchen

13' 9" x 7' 9" (4.19m x 2.36m)

First Floor Landing**Bedroom One**

14' 0" x 11' 2" (4.27m x 3.40m)

Bedroom Two

11' 10" x 8' 8" (3.61m x 2.64m)

Bathroom

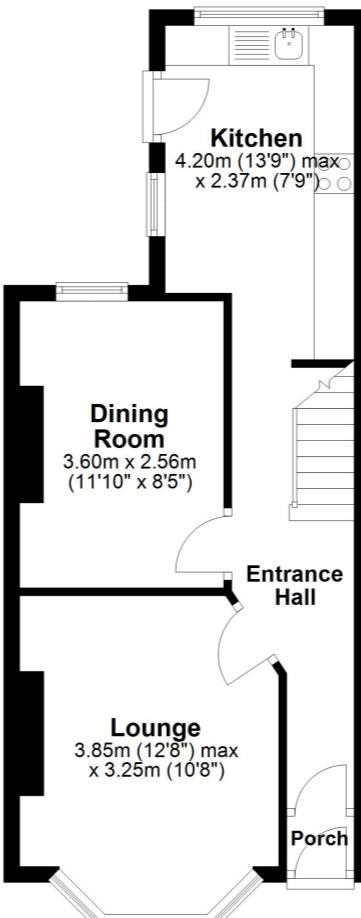
10' 10" x 8' 0" (3.30m x 2.44m)

Second Floor Landing**Bedroom Three**

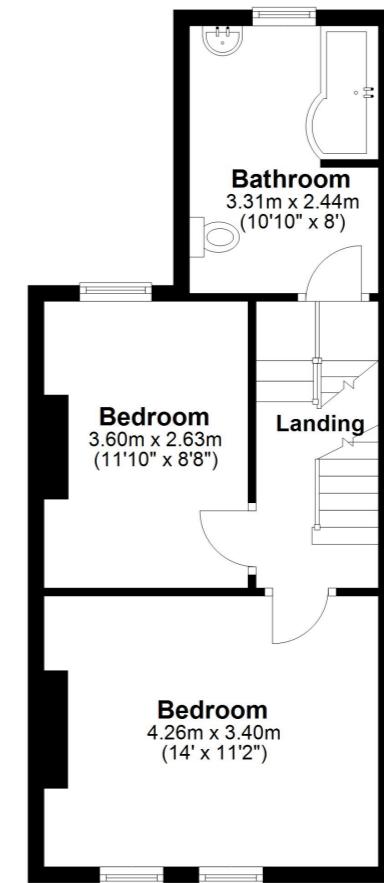
15' 0" x 13' 8" (4.57m x 4.17m)

Rear Garden**Ground Floor**

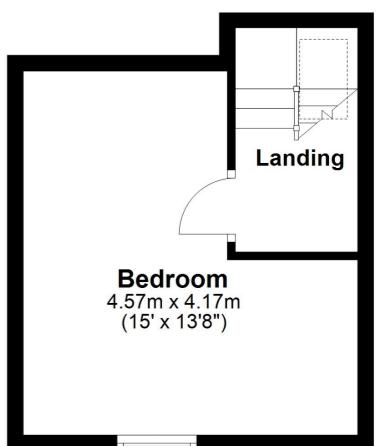
Approx. 38.4 sq. metres (413.0 sq. feet)

**First Floor**

Approx. 38.1 sq. metres (410.1 sq. feet)

**Second Floor**

Approx. 20.0 sq. metres (214.9 sq. feet)



Total area: approx. 96.4 sq. metres (1038.0 sq. feet)

