

## **3 The Rifles**

Folkestone  
CT20 3FT

**£280,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this two bedroom mid terraced house situated in the popular Shorncliffe Heights new build estate. The property is in "like new" condition and has the remainder of the NHBC builders guarantee. The accommodation comprises lounge/dining room, kitchen, downstairs W.C, family bathroom and two double bedrooms. Additional benefits include a private rear garden with artificial grass and allocated parking space. The property is also ideally located for Folkestone West Train Station and Sandgate Beach. For your chance to view call sole agent Burnap + Abel now on 01303 258590.





**Entrance Hall**

**Lounge/Dining Room**

15' 5" x 10' 5" (4.70m x 3.17m)

**Kitchen**

10' 1" x 8' 4" (3.07m x 2.54m)

**W.C**

**First Floor Landing**

**Bedroom One**

15' 4" x 10' 6" (4.67m x 3.20m)

**Bathroom**

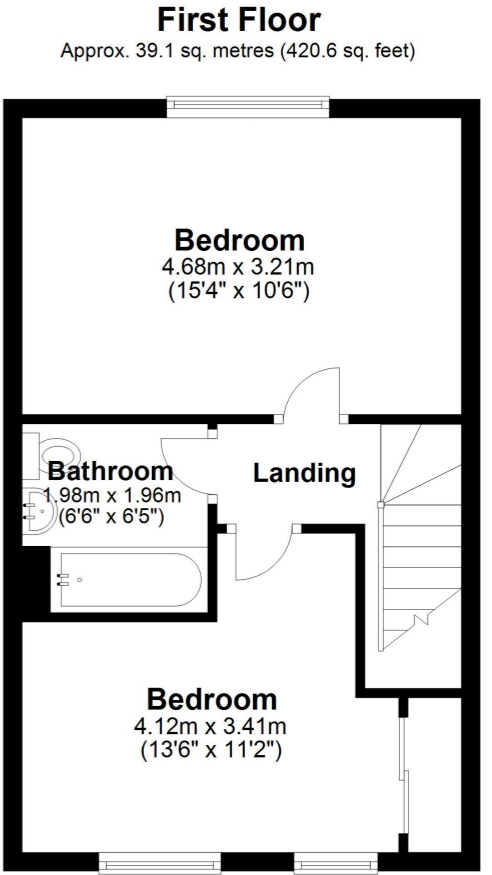
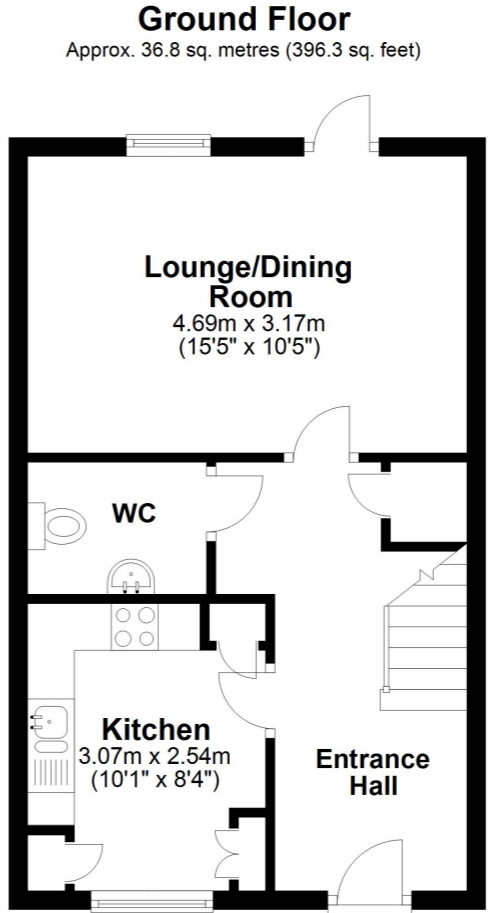
6' 6" x 6' 5" (1.98m x 1.96m)

**Bedroom Two**

13' 6" x 11' 2" (4.11m x 3.40m)

**Rear Garden**

**Off Road Parking**



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.

