

## **44 Athelstan Road**

Folkestone  
CT19 6EU

**£260,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this four bedroom mid terraced house situated in a popular residential location in Folkestone. Situated within walking distance of Folkestone Central Train Station, Folkestone Town Centre and Primary Schools, this home is an ideal place to grow your family. The accommodation comprises lounge, separate dining room, kitchen, family bathroom and four bedrooms. Additional benefits include an enclosed rear garden, double glazing and gas central heating. For your chance to view call sole agent Burnap + Abel now on 01303 258590.





**Entrance Hall**

**Lounge**

13' 3" x 10' 5" (4.04m x 3.17m)

**Kitchen**

10' 10" x 7' 5" (3.30m x 2.26m)

**Dining Room**

12' 8" x 9' 9" (3.86m x 2.97m)

**First Floor Landing**

**Bedroom One**

13' 3" x 10' 6" (4.04m x 3.20m)

**Bathroom**

8' 2" x 4' 1" (2.49m x 1.24m)

**Bedroom Two**

8' 6" x 8' 4" (2.59m x 2.54m)

**Second Floor Landing**

**Bedroom Three**

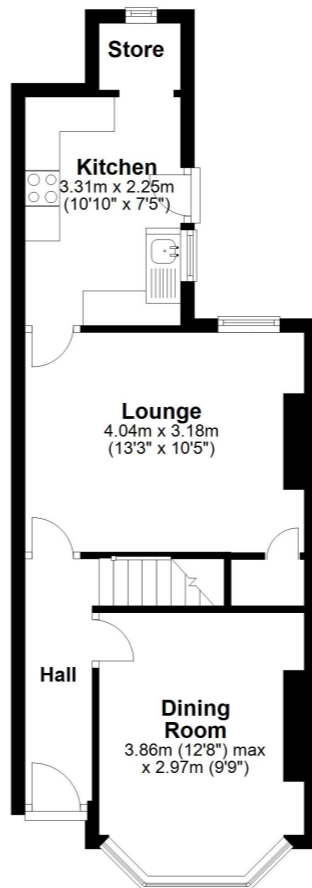
13' 3" x 8' 6" (4.04m x 2.59m)

**Bedroom Four**

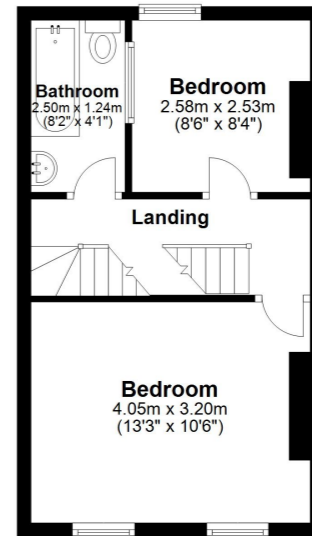
13' 3" x 7' 11" (4.04m x 2.41m)

**Rear Garden**

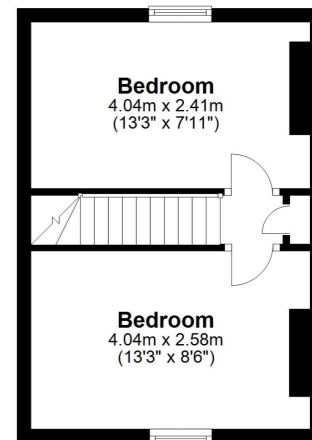
**Ground Floor**  
Approx. 38.2 sq. metres (411.5 sq. feet)



**First Floor**  
Approx. 29.3 sq. metres (315.0 sq. feet)



**Second Floor**  
Approx. 23.8 sq. metres (256.4 sq. feet)



Total area: approx. 91.3 sq. metres (982.8 sq. feet)

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.

