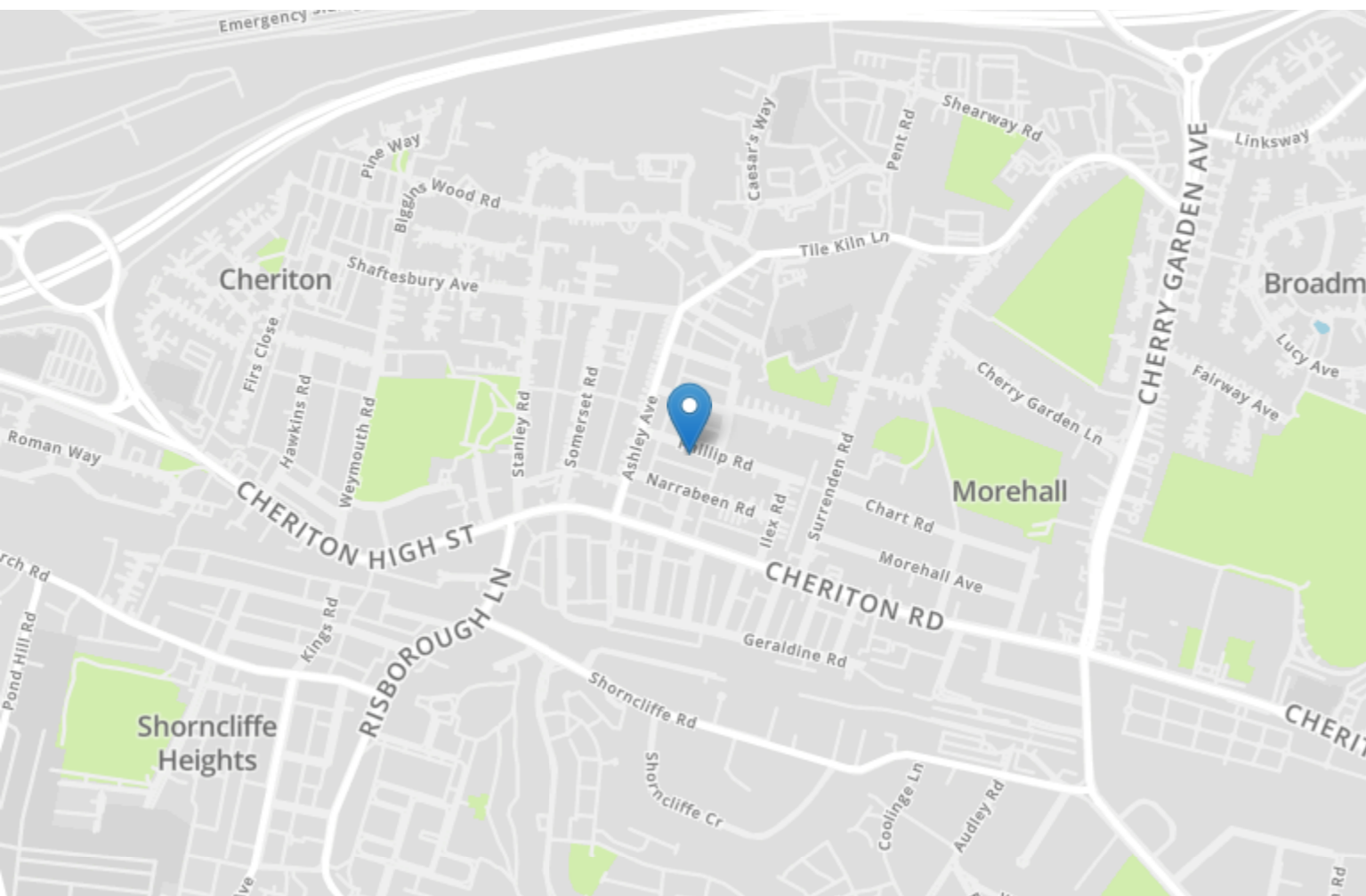


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



17 Phillip Road

Folkestone
CT19 4PY

£375,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Nestled in the charming and sought-after location of Cheriton, this stunning period-style terraced home on Phillip Road is sure to capture your heart. From the moment you step inside, you will be greeted by a welcoming lounge, perfect for relaxing or entertaining guests. The dining room is ideal for sharing meals with loved ones, while the kitchen offers ample space for meal preparation. Upstairs, you will find four beautifully appointed bedrooms, including an en-suite bathroom in the master bedroom. A second bathroom ensures convenience for all residents and guests. The conservatory provides an idyllic space to enjoy sunny days or cozy evenings. Outside, a large garden awaits your green thumb and outdoor gatherings. Offered with no chain, this home presents a rare opportunity to make your dream abode a reality in a highly desirable location. Don't miss out on this gem - schedule your viewing today!



Porch

Entrance Hall

Lounge

14' 10" x 12' 11" (4.52m x 3.94m)

Dining Room

12' 11" x 10' 6" (3.94m x 3.20m)

Kitchen

12' 3" x 6' 10" (3.73m x 2.08m)

Conservatory/Utility

8' 10" x 7' 3" (2.69m x 2.21m)

First Floor Landing

Bedroom One

12' 11" x 10' 7" (3.94m x 3.23m)

Bedroom Two

12' 11" x 10' 9" (3.94m x 3.28m)

Bedroom Three

7' 3" x 6' 2" (2.21m x 1.88m)

Bathroom

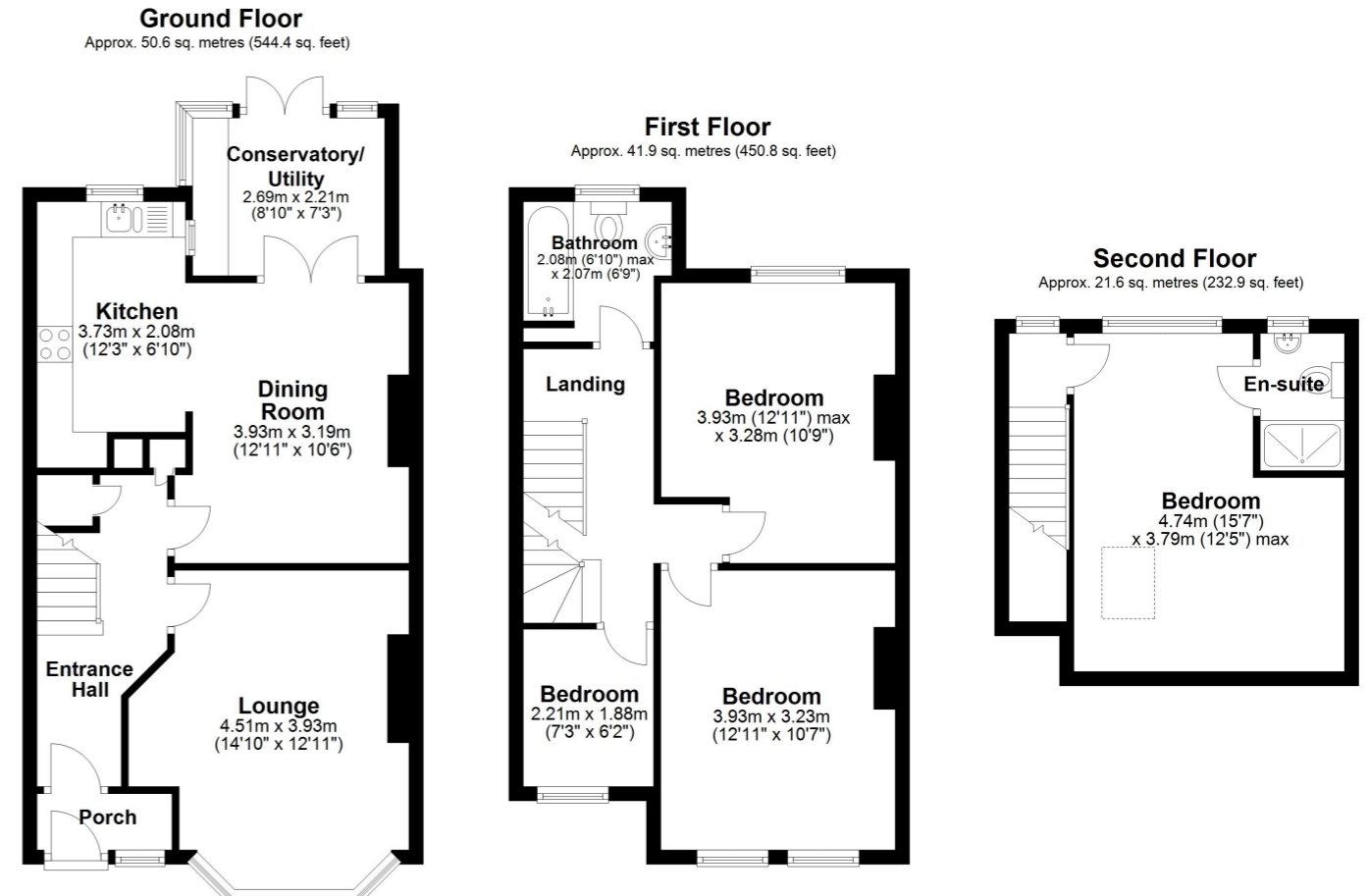
6' 10" x 6' 9" (2.08m x 2.06m)

Bedroom Four

15' 7" x 12' 5" (4.75m x 3.78m)

En-Suite

Rear Garden



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.

