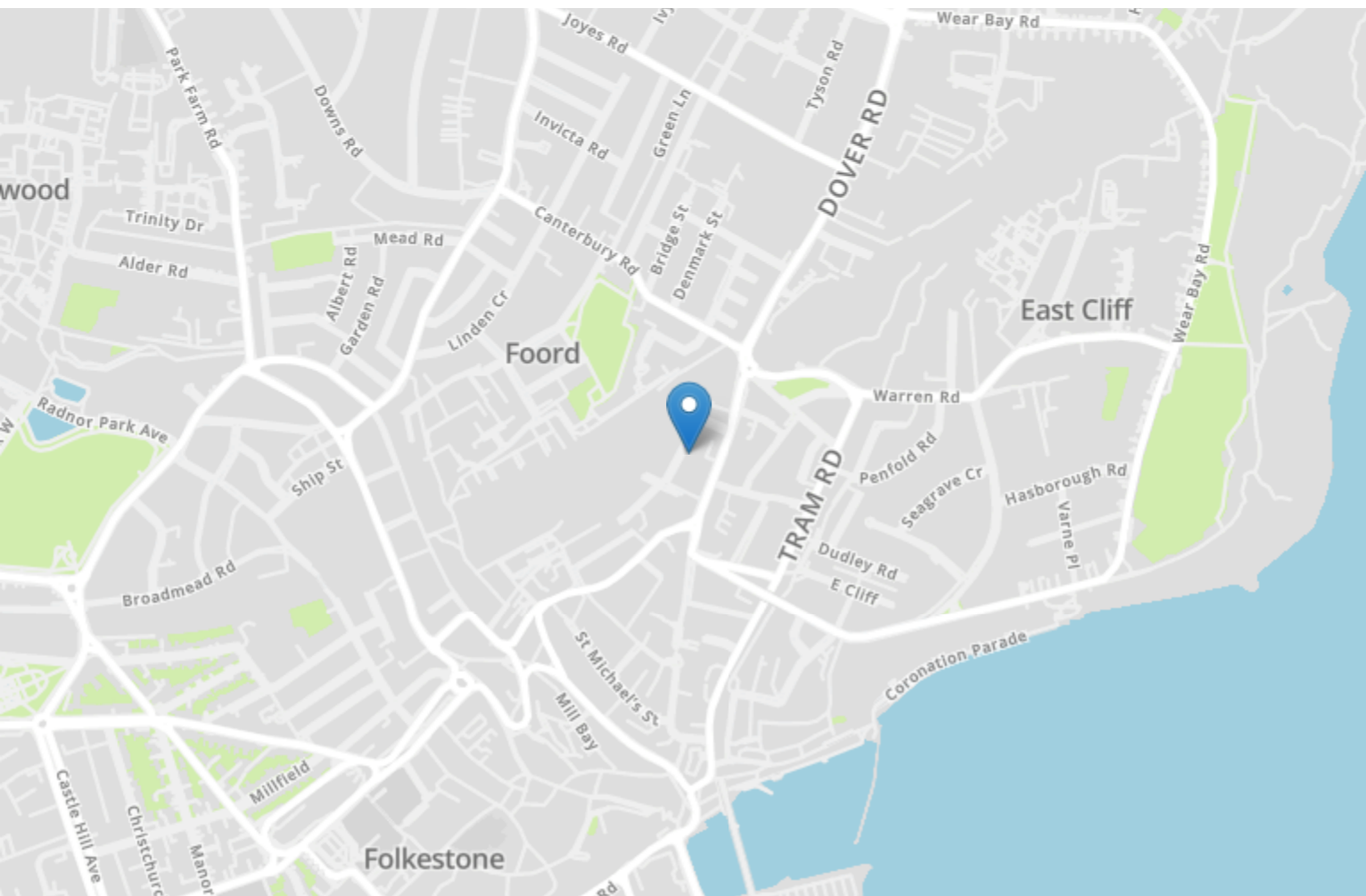


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



34 Grove Road

Folkestone
CT20 1NH

£260,000

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Two bed terraced house within close proximity to Folkestone Harbour and Seafront area. The property includes a lounge, separate dining room, kitchen with utility, two double bedrooms and a large shower room. Additional benefits include a great sized private rear garden and no onward chain. For your chance to view to sole agent Burnap + Abel now on 01303 258590.



Lounge

3.54m x 4.22m (11' 7" x 13' 10") The lounge opens up from the hallway. A log burner has been fitted with access to the rear garden. Engineered Oak Flooring throughout. Bar style door into the...

Kitchen

2.36m x 3.08m (7' 9" x 10' 1") Wooden fitted base and wall units with a black laminate worktop. Integrated cooker and grill with 4 ring gas hob with extraction above. Sink overlooking the side garden. Space for a washing machine and dishwasher. Tiled flooring onto the utility room to the back. Space for fridge/freezer. Another patio door into the garden. The garden has been separated into a newly gravelled area, turf has just been seeded and patio to the rear with a large shed.

Dining Room

3.18m x 3.92m (10' 5" x 12' 10") Another good sized room with a double windows looking onto the front of the property. Boasting those oak floors again and fireplace feature.

First Floor

Bedroom 1

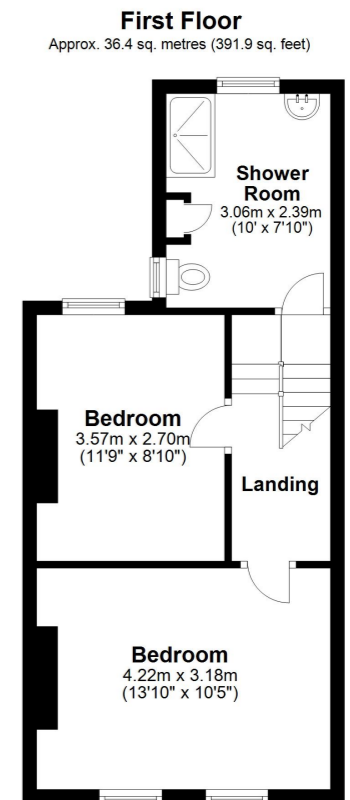
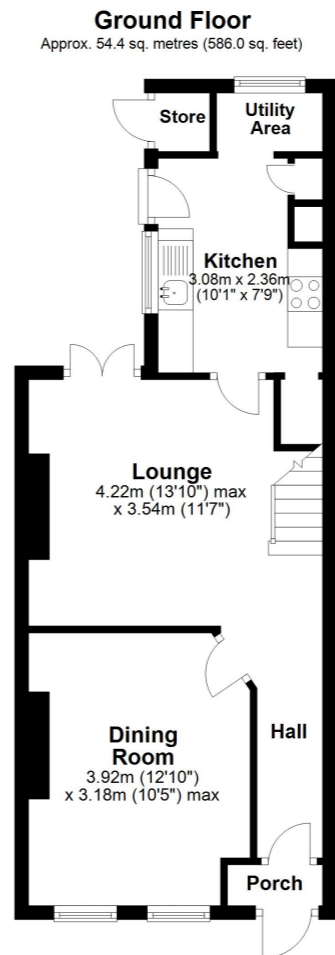
3.18m x 4.22m (10' 5" x 13' 10") A good sized double bedroom with double UPVC windows on the front. Carpeted flooring and a refurbished original fireplace.

Bedroom 2

2.7m x 3.57m (8' 10" x 11' 9") Another double bedroom with an original fireplace. Neutral décor and oak flooring. UPVC window overlooking the rear garden.

Shower Room

2.39m x 3.06m (7' 10" x 10' 0") A spacious shower room that was renovated a few years ago. A WC with hand basin and double walk in shower. Double aspect UPVC windows. Tiled flooring and decorated tastefully.



Total area: approx. 90.9 sq. metres (977.9 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.

