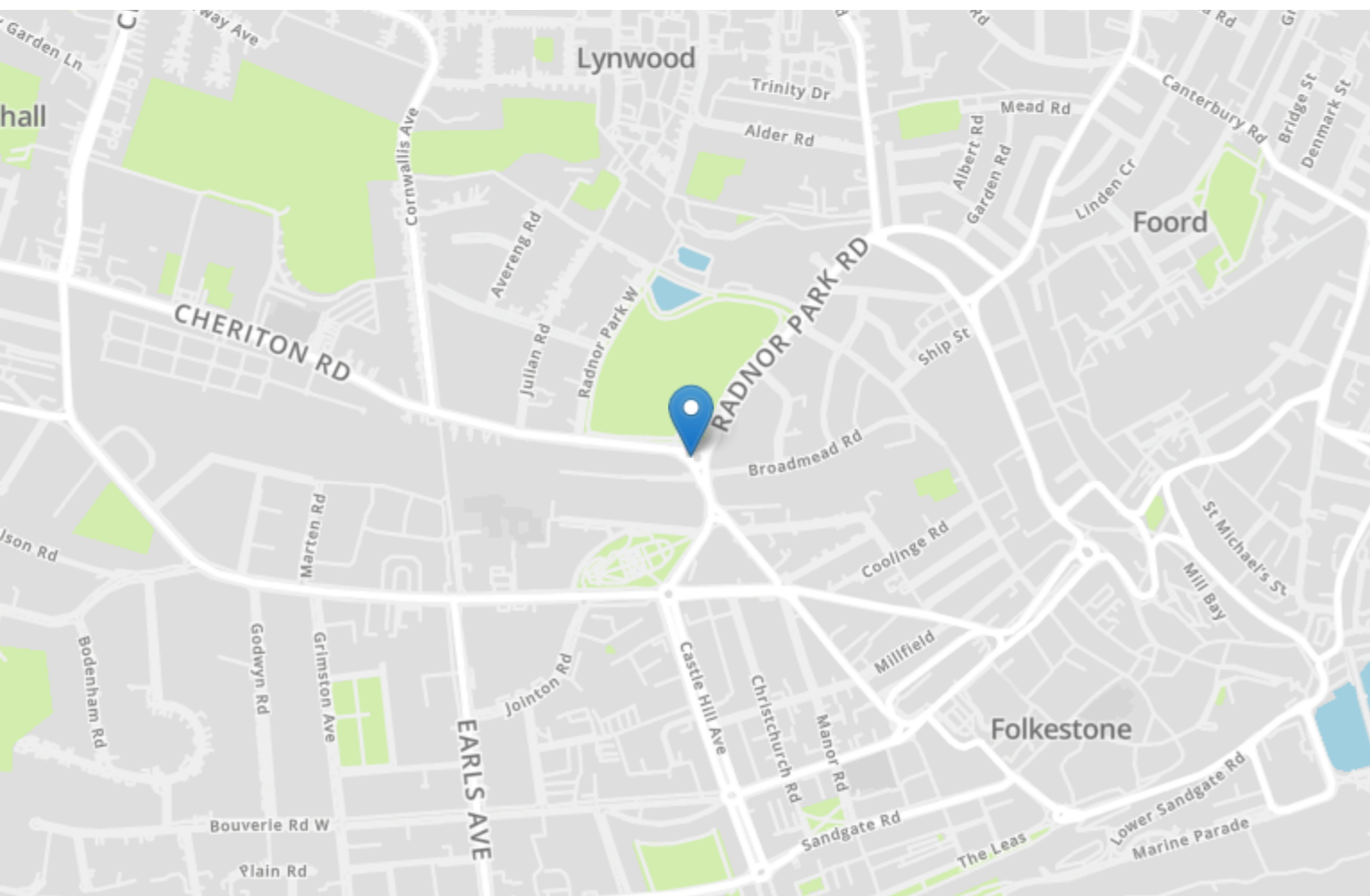


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Room 2, 99 Cheriton Road

FOLKESTONE, Folkestone  
CT19 5HD

**£650**

**pcm**

TO LET WITH BURNAP + ABEL... INCLUDING GAS, WATER AND COUNCIL TAX, an en-suite room, fully furnished room in a house of 9 other rooms. Recently refurbished throughout is this modern, bright room with a kitchenette including under counter fridge, storage space, 2 ring hob and shelving above. A combi microwave oven has also been added to give you the option to cook. The en-suite shower room includes a WC, hand basin and corner shower. Tiled surround and vinyl flooring.

The room itself has a large bay window overlooking the front with a feature fireplace, white walls and new carpets throughout.

Ready immediately.

Single Occupants only.



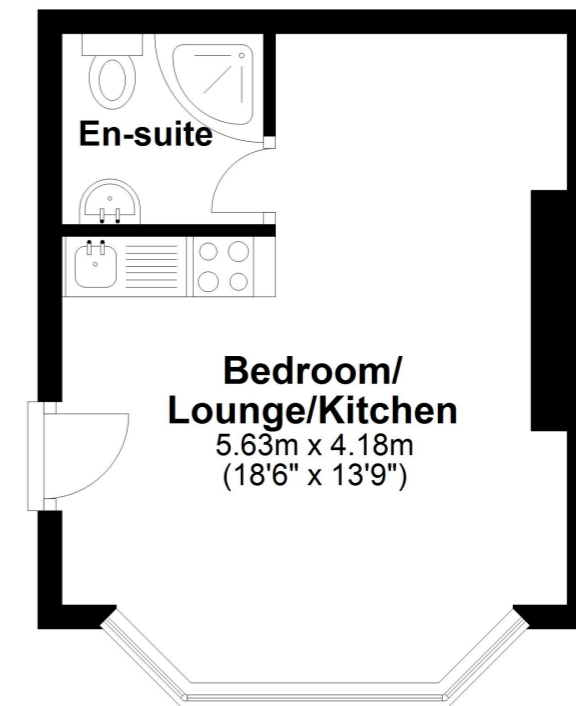


No pets, no smoking.

Call Burnap + Abel now on 01303258590 to organise a viewing.

## Ground Floor

Approx. 20.4 sq. metres (219.9 sq. feet)



Total area: approx. 20.4 sq. metres (219.9 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.

