

## 1 Bramble Crescent

Folkestone  
CT20 3PU

**£325,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... OPEN HOUSE SATURDAY 24th FEBRUARY 2024... Burnap + Abel are delighted to offer this four bedroom end of terraced town house situated in the popular residential location of Bramble Crescent. The property is within the catchment area for the best local primary schools and also walking distance to Folkestone West Station and Sandgate Beach. The property has been extended by the current owners and also has a lot of added benefits not usually available in this area. The accommodation comprises lounge, extended kitchen/diner, three bedrooms, shower room, ground floor W.C and garage conversion creating the fourth bedroom. The property also benefits from a corner plot garden, off road parking and detached double garage. For your chance to view call sole agent Burnap + Abel now on 01303 258590.





**Entrance Hall**

**Bedroom Four**

15' 9" x 9' 3" (4.80m x 2.82m)

**W.C**

**Lounge**

23' 6" x 16' 11" (7.16m x 5.16m)

**Kitchen/Dining Room**

20' 9" x 16' 10" (6.32m x 5.13m)

**Bedroom One**

17' 9" x 8' 3" (5.41m x 2.51m)

**Bedroom Two**

10' 11" x 8' 5" (3.33m x 2.57m)

**Bedroom Three**

9' 8" x 6' 9" (2.95m x 2.06m)

**Shower Room**

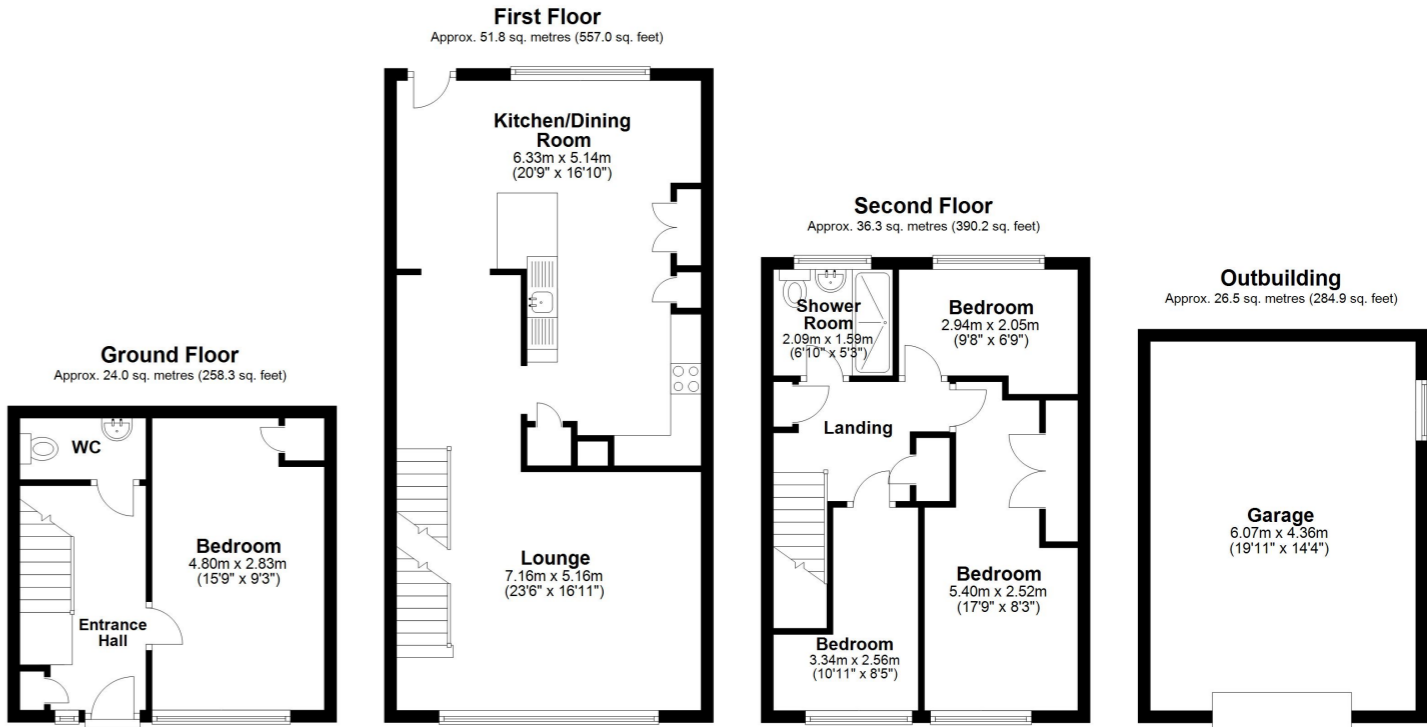
6' 10" x 5' 3" (2.08m x 1.60m)

**Corner Plot Garden**

**Off Road Parking**

**Garage**

19' 11" x 14' 4" (6.07m x 4.37m)



Total area: approx. 138.5 sq. metres (1490.4 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.

