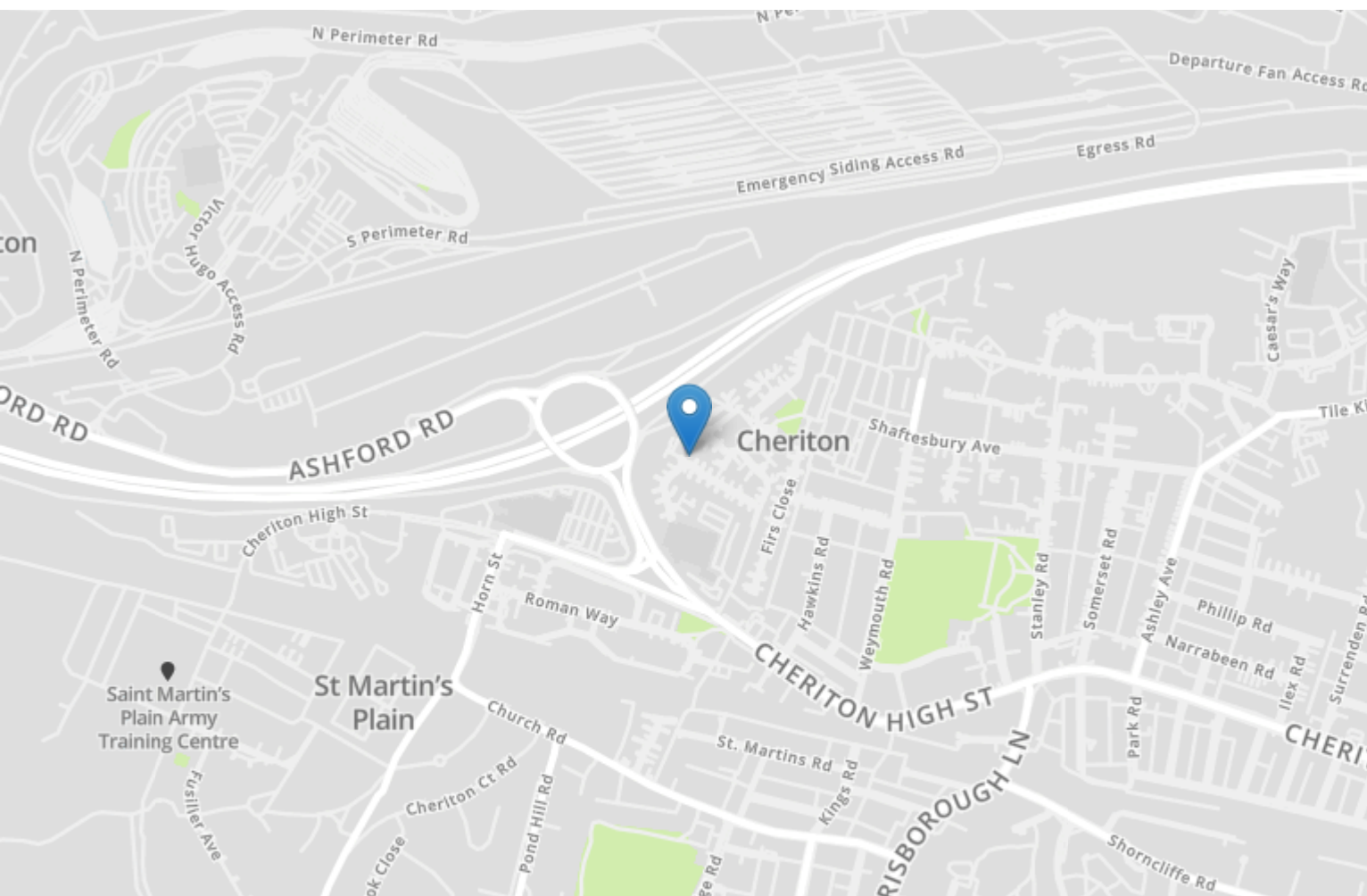


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 50 Star Lane

FOLKESTONE, Folkestone  
CT19 4QQ

**£259,000**

FOR SALE WITH BURNAP + ABEL... Two bedroom semi detached house located on the desirable Star Lane in Cheriton. Perfectly suited for first-time buyers or investors. The property boasts a lounge, spacious kitchen/diner, two bedrooms, a family bathroom and a lovely rear garden. The property is a blank canvas ready for someone to put their own stamp on it. With off-road parking for two cars, convenience meets comfort in this delightful home. Don't miss out on your chance to make it yours - offered to the market with no onward chain!

Contact sole agents Burnap + Abel to organise a viewing on 01303258590.





### Lounge

2.89m x 3.91m (9' 6" x 12' 10") A snug lounge with a lovely bay window to the front. Warm wall colour with grey carpets.

### Kitchen/Diner

2.72m x 3.92m (8' 11" x 12' 10") A modern fitted kitchen with freestanding cooker and in built extractor fan. Space for washing machine. Brick tile splashback and tiled flooring leading onto the garden.

### Bedroom 1

2.79m x 3.92m (9' 2" x 12' 10") Decorated neutrally with in built storage and carpeted floors. Two windows overlooking the front of the property.

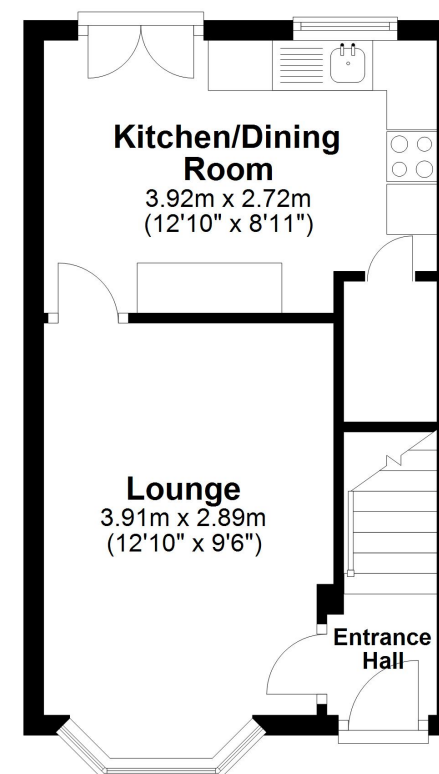
### Bedroom 2

1.93m x 3.29m (6' 4" x 10' 10") A single bedroom overlooking the rear garden with carpeted floors and neutral décor.

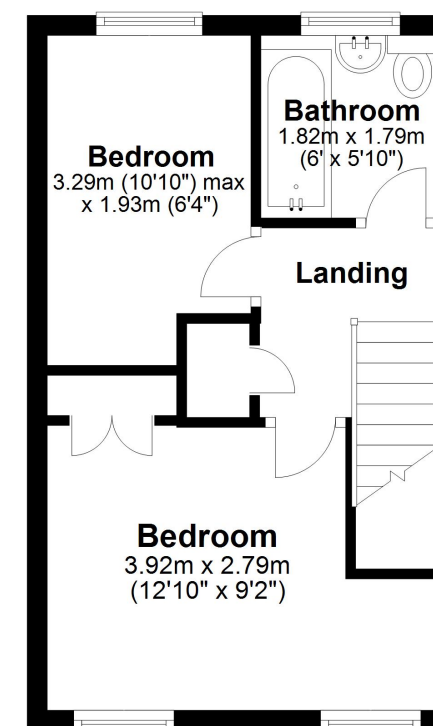
### Bathroom

1.93m x 3.29m (6' 4" x 10' 10") Fitted with a WC, hand basin and bath with overhead shower. Shower curtain and window. Tiled walls and vinyl flooring.

**Ground Floor**  
Approx. 26.6 sq. metres (286.3 sq. feet)



**First Floor**  
Approx. 26.1 sq. metres (280.7 sq. feet)



**Total area: approx. 52.7 sq. metres (567.0 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.

