

## **47 Radnor Cliff**

Folkestone  
CT20 2JL

**£475,000 FREEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this three bedroom detached house situated in the highly sought after location of Radnor Cliff in Folkestone. Just a stones throw from the beach this property offers a lounge, dining room, kitchen, three bedrooms and family bathroom. Additional benefits include a garage, off road parking and private rear garden. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Entrance Hall**

**Lounge**

13' 0" x 12' 6" (3.96m x 3.81m)

**Dining Room**

9' 5" x 8' 11" (2.87m x 2.72m)

**Kitchen**

10' 6" x 8' 9" (3.20m x 2.67m)

**Utility Room**

7' 9" x 6' 4" (2.36m x 1.93m)

**W.C/Shower Room**

Most of this room has been removed but can be replaced go create a shower room and downstairs W.C

**First Floor Landing**

**Bedroom One**

13' 0" x 9' 8" (3.96m x 2.95m)

**Bedroom Two**

10' 3" x 9' 7" (3.12m x 2.92m)

**Bedroom Three**

8' 11" x 6' 11" (2.72m x 2.11m)

**Bathroom**

12' 10" x 8' 9" (3.91m x 2.67m)

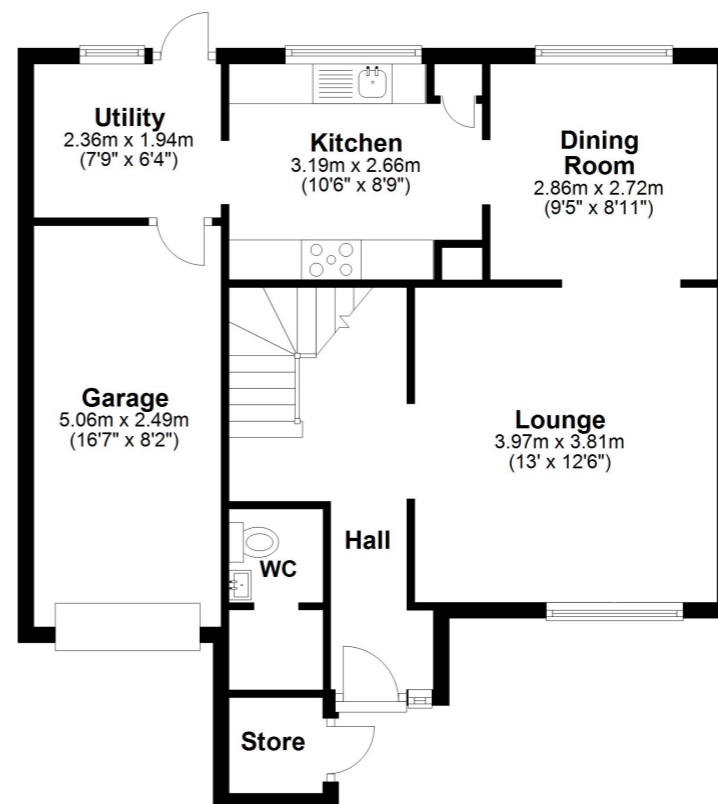
**Off Road Parking**

**Garage**

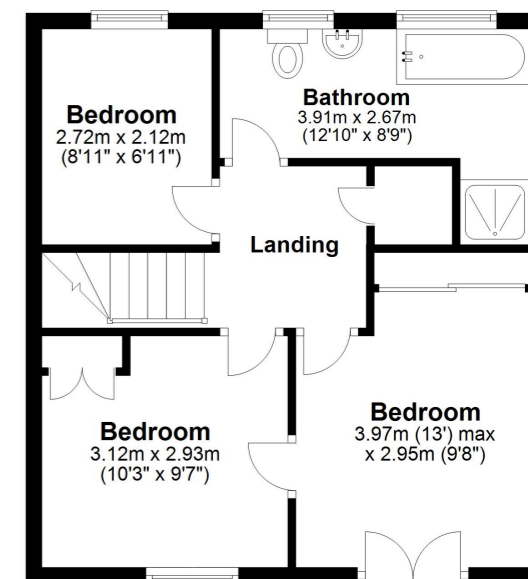
16' 7" x 8' 2" (5.05m x 2.49m)

**Rear Garden**

**Ground Floor**  
Approx. 64.1 sq. metres (689.6 sq. feet)



**First Floor**  
Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 107.4 sq. metres (1155.7 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.

