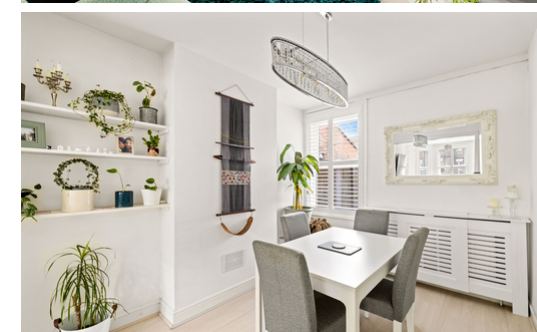


## 17 Russell Road

FOLKESTONE, Folkestone  
CT19 5RJ

**£280,000 FREEHOLD**

FOR SALE WIH BURNAP + ABEL... Welcome to your new home on Russell Road in the charming seaside town of Folkestone. This beautifully presented 3 bedroom terraced house is conveniently located within walking distance to Folkestone Central Train Station, making your daily commute a breeze. Step inside and be greeted by a spacious lounge/diner, perfect for entertaining family and friends. The kitchen boasts modern appliances, with a convenient utility room and ground floor W.C. adding to the practicality of this home. Upstairs, you will find three comfortable bedrooms and a sleek bathroom, providing ample space for the whole family. Outside, relax in your private rear garden or take a short stroll into town to explore all that Folkestone has to offer. Don't miss out on this fantastic opportunity to make Russell Road your new address - schedule your viewing today.





Porch

Entrance Hall

Lounge

14' 0" x 10' 9" (4.27m x 3.28m)

Dining Room

11' 7" x 8' 11" (3.53m x 2.72m)

Kitchen

11' 7" x 9' 6" (3.53m x 2.90m)

Utility Room

7' 4" x 6' 6" (2.24m x 1.98m)

W.C

First Floor Landing

Bedroom One

14' 2" x 14' 0" (4.32m x 4.27m)

Bedroom Two

11' 7" x 9' 1" (3.53m x 2.77m)

Bedroom Three

8' 5" x 5' 2" (2.57m x 1.57m)

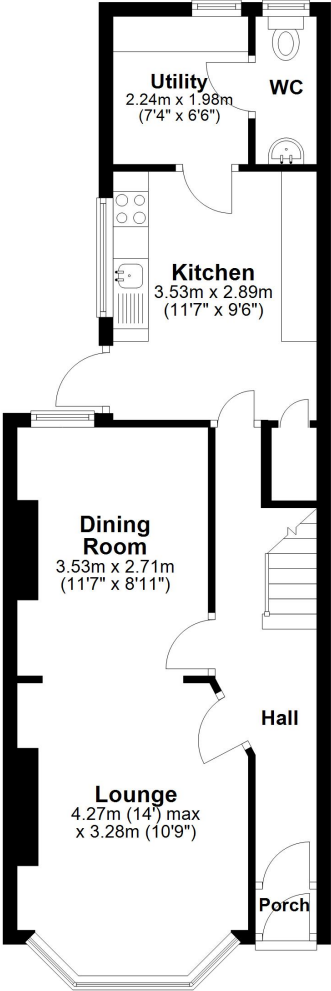
Bathroom

11' 5" x 4' 0" (3.48m x 1.22m)

Rear Garden

Ground Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)

