

## 20 Trinity Drive

Folkestone  
CT19 5UU

**£375,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer stunning three bedroom mid-terraced town house, situated just a short walk from Folkestone Central Train Station. The impressive Pentland Built home is in excellent decorative order and the accommodation comprises open plan lounge/diner/kitchen, ground floor W.C, three bedrooms, family bathroom and en-suite to master bedroom. Additional benefits include bi-folding doors leading to the rear garden, off road parking for two vehicles, under floor heating to the ground floor, double glazing and gas central heating. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Porch**

**Lounge**

13' 11" x 13' 3" (4.24m x 4.04m)

**Kitchen/Dining Room**

21' 0" x 10' 9" (6.40m x 3.28m)

**W.C**

**First Floor Landing**

**Bedroom One**

13' 11" x 11' 7" (4.24m x 3.53m)

**Family Bathroom**

9' 3" x 6' 9" (2.82m x 2.06m)

**Bedroom Two**

13' 10" x 7' 3" (4.22m x 2.21m)

**Second Floor Landing**

**Master Bedroom**

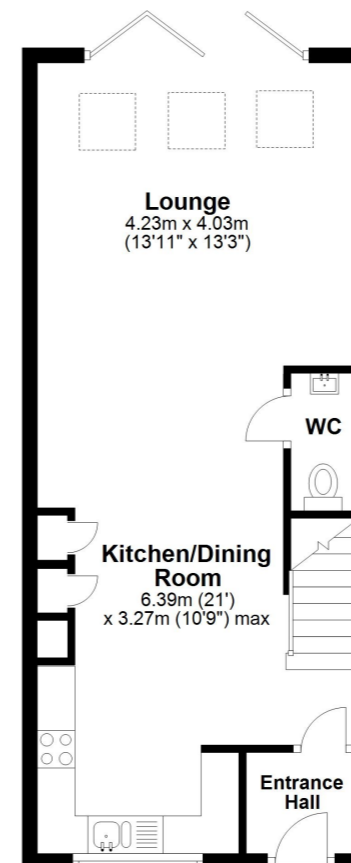
25' 0" x 9' 11" (7.62m x 3.02m)

**En-Suite**

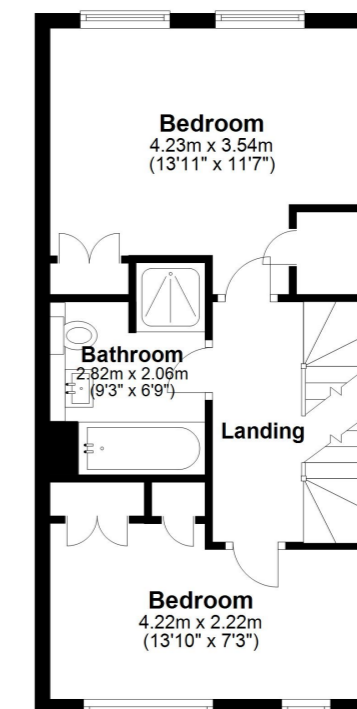
**Rear Garden**

**Off Road Parking**

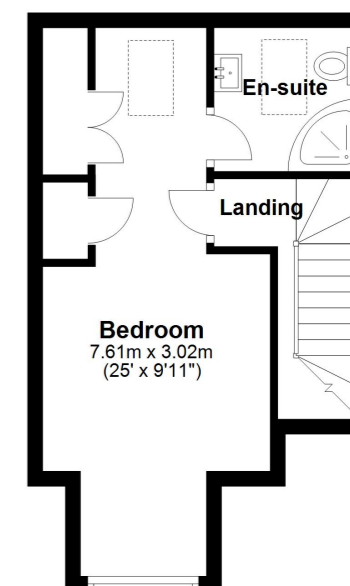
**Ground Floor**  
Approx. 46.4 sq. metres (499.4 sq. feet)



**First Floor**  
Approx. 37.8 sq. metres (406.5 sq. feet)



**Second Floor**  
Approx. 31.4 sq. metres (338.3 sq. feet)



Total area: approx. 115.6 sq. metres (1244.2 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.

