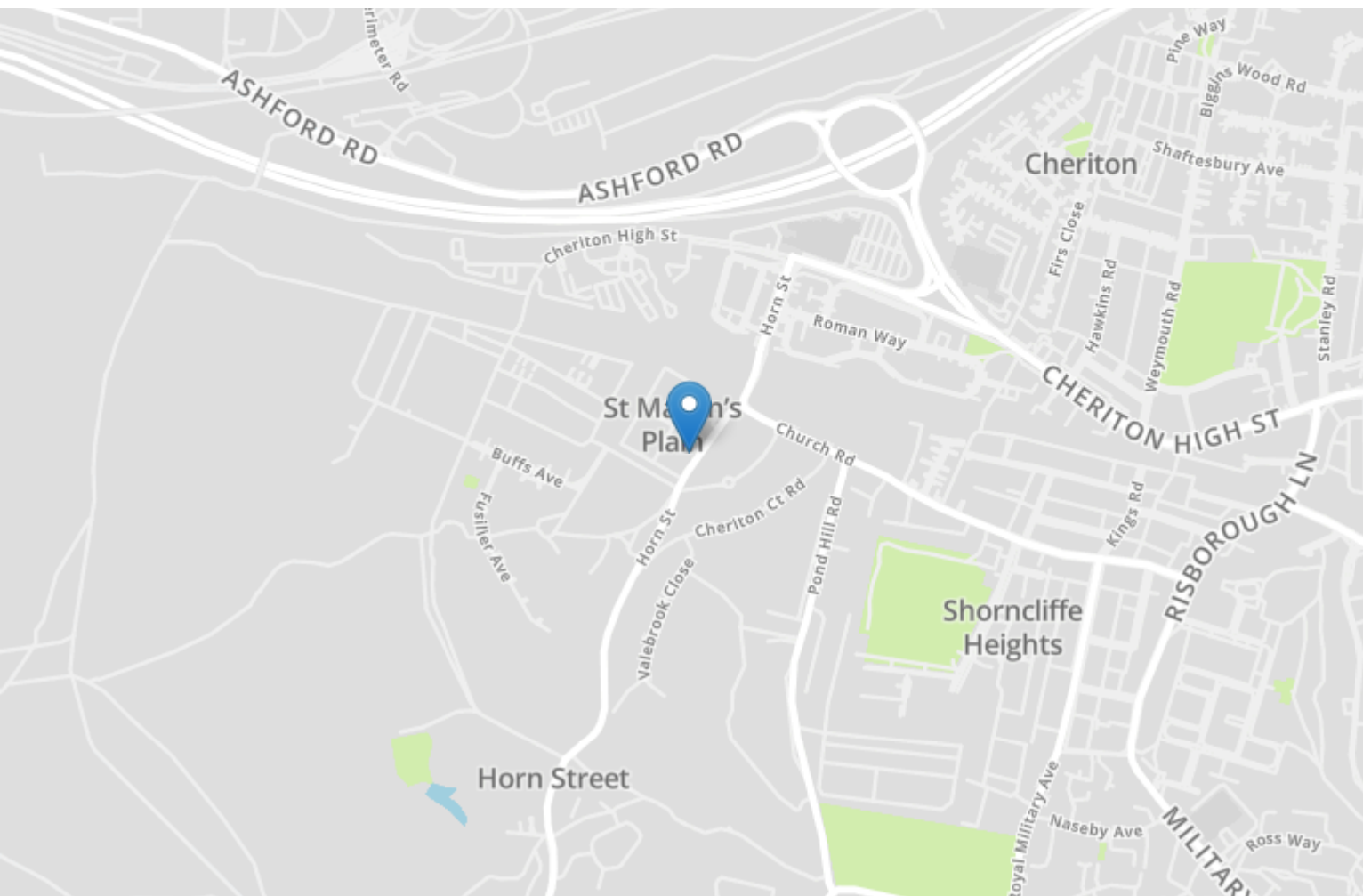


| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         | 95        |
| (81-91) <b>B</b>                            | 83                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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 |           |



## 225 Horn Street

Folkestone  
CT20 3FQ

**£350,000 FREEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL..... Burnap + Abel are delighted to offer this three bedroom semi-detached house situated in a popular residential location in Cheriton. The property is in our opinion in great condition throughout with 3 years remaining on the NHBC guarantee. The accommodation offers a lounge, kitchen/diner, downstairs W.C, three bedrooms, family bathroom and ensuite to the master bedroom. Additional benefits include a garage which has been separated into a store and outside office, off road parking for multiple vehicles and private rear garden with lawn and patio. For your chance to view call sole agent Burnap + Abel now on 01303 258590





## Office

2.74m x 3.09m (9' 0" x 10' 2")

## Store

2.65m x 3m (8' 8" x 9' 10")

## Bathroom

1.7m x 2.03m (5' 7" x 6' 8")

## Bedroom 3

2.01m x 3.52m (6' 7" x 11' 7")

## Bedroom 2

2.62m x 3.27m (8' 7" x 10' 9")

## Master Bedroom

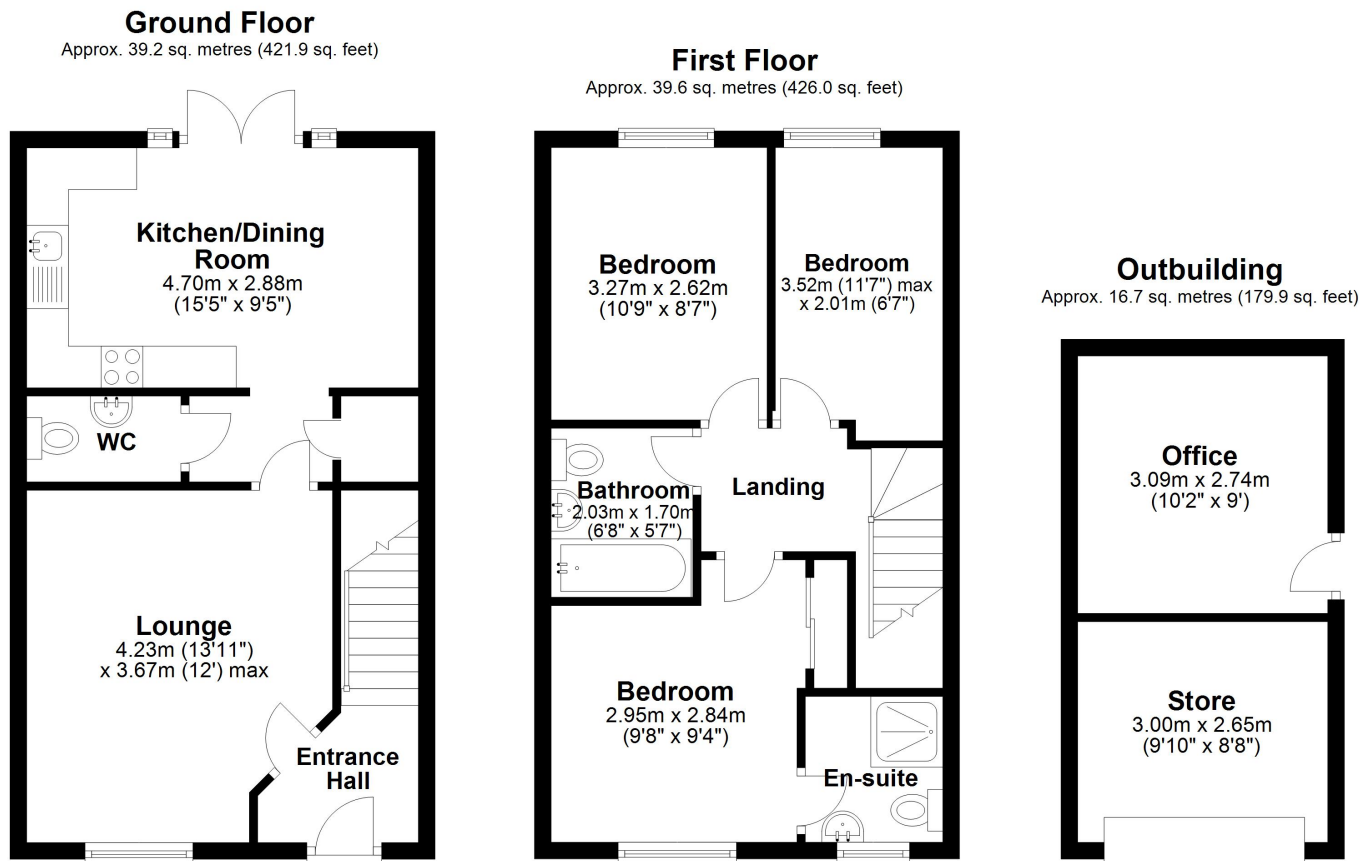
2.84m x 2.95m (9' 4" x 9' 8")

## Lounge

3.67m x 4.23m (12' 0" x 13' 11")

## Kitchen/Diner

2.88m x 4.7m (9' 5" x 15' 5")



Total area: approx. 95.5 sq. metres (1027.9 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.

