

## 140b Shaftesbury Avenue

Folkestone  
CT19 4LU

**£265,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this three bedroom end of terraced house situated in the quiet location of Shaftesbury Avenue in Cheriton. The property is in need of some modernisation, but is an ideal first time buy or family home. The accommodation comprises lounge/diner, kitchen, utility room, downstairs W.C, three bedrooms and family shower room. Additional benefits include a front garden, rear garden, double glazing, gas central heating with a recently renewed boiler and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Porch**

**Lounge**

15' 1" x 10' 4" (4.60m x 3.15m)

**Dining Room**

10' 5" x 7' 7" (3.17m x 2.31m)

**Kitchen**

10' 5" x 8' 4" (3.17m x 2.54m)

**Utility Room**

12' 1" x 4' 11" (3.68m x 1.50m)

**W.C**

**First Floor Landing**

**Bedroom One**

12' 0" x 9' 8" (3.66m x 2.95m)

**Bedroom Two**

12' 7" x 8' 9" (3.84m x 2.67m)

**Bedroom Three**

9' 7" x 8' 11" (2.92m x 2.72m)

**Shower Room**

5' 8" x 5' 6" (1.73m x 1.68m)

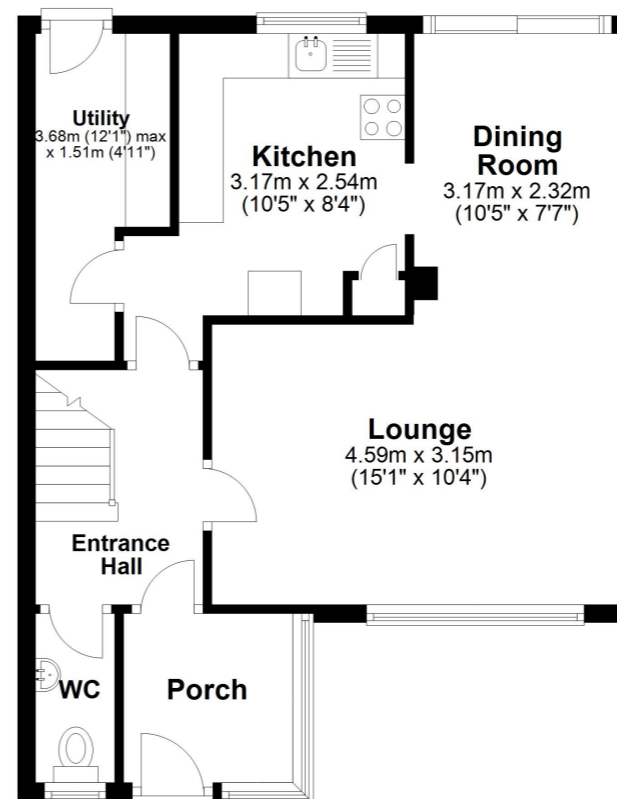
**W.C**

**Front Garden**

**Rear Garden**

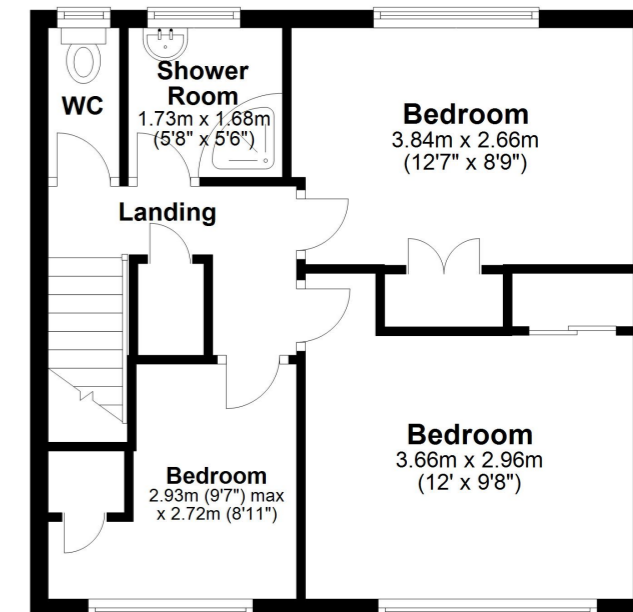
**Ground Floor**

Approx. 48.7 sq. metres (524.1 sq. feet)



**First Floor**

Approx. 42.6 sq. metres (458.7 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.

