BURNAP +ABEL

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC
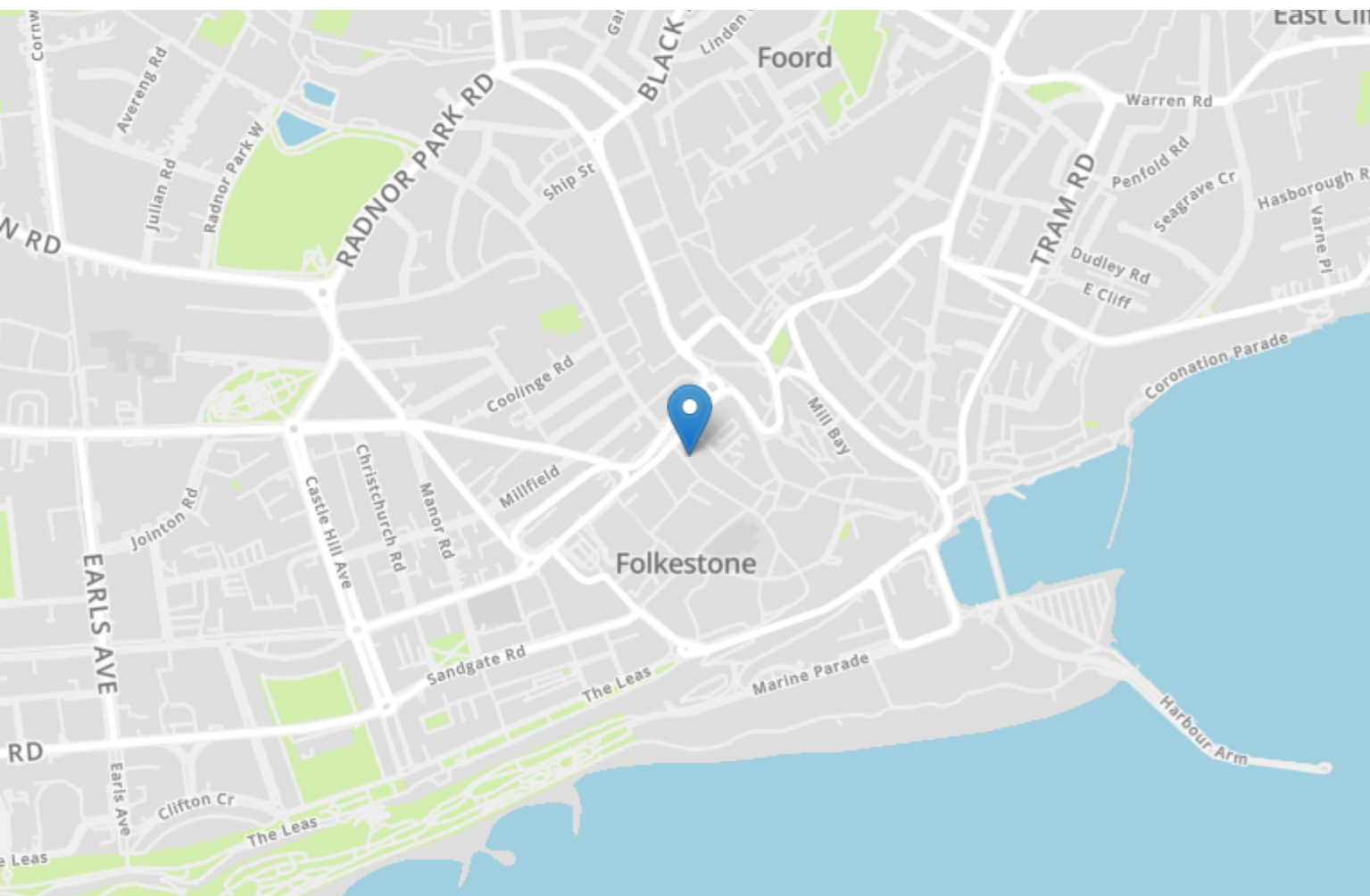
56a Guildhall Street

FOLKESTONE, Folkestone
CT20 1EE

£170,000

FOR SALE WITH BURNAP AND ABEL... Welcome to your new investment opportunity in the heart of Folkestone! This three bedroom maisonette is perfectly situated in the bustling Town Centre, offering endless possibilities for rental income. With freehold available and vacant possession, this property is a fantastic option for investors looking to expand their portfolio without any chains holding them back.

Call Burnap and Abel to organise your viewing on 01303 25859

Kitchen

2.57m x 3.32m (8' 5" x 10' 11")

White fitted kitchen with black worktops. integrated cooker with hob. Storage cupboards. Vinyl Flooring and white brick splashback.

Lounge/Diner

4.35m x 5.71m (14' 3" x 18' 9") Large open space with carpet and neutral walls. Window to the front open onto the kitchen.

Bedroom 1

3.24m x 4.09m (10' 8" x 13' 5")

Double bedroom with carpeted floor and white walls. Built in storage.

Bedroom 2

3.10m x 3.39m (10' 2" x 11' 1")

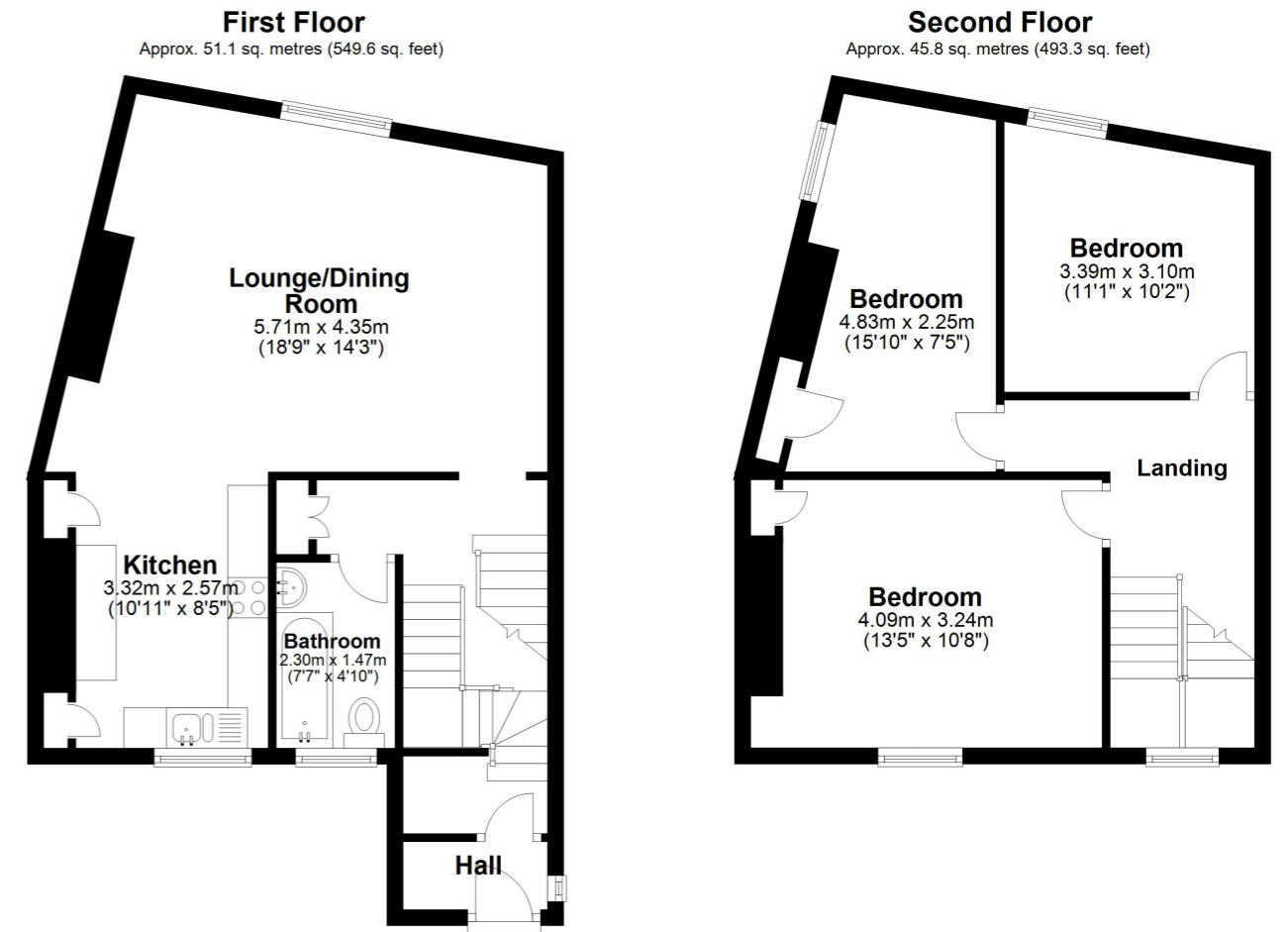Double bedroom with carpeted flooring and white walls.

Bedroom 3

2.25m x 4.83m (7' 5" x 15' 10")

Double bedroom with carpeted flooring and white walls. Built in storage.

Bathroom

1.47m x 2.30m (4' 10" x 7' 7")

WC, hand basin and bath with handheld shower. Tile surround with vinyl flooring.

First Floor
Approx. 51.1 sq. metres (549.6 sq. feet)

Lounge/Dining Room
5.71m x 4.35m
(18'9" x 14'3")

Kitchen
3.32m x 2.57m
(10'11" x 8'5")

Bathroom
2.30m x 1.47m
(7'7" x 4'10")

Hall

Second Floor
Approx. 45.8 sq. metres (493.3 sq. feet)

Bedroom
3.39m x 3.10m
(11'1" x 10'2")

Bedroom
4.83m x 2.25m
(15'10" x 7'5")

Landing

Bedroom
4.09m x 3.24m
(13'5" x 10'8")

Total area: approx. 96.9 sq. metres (1042.9 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.