

## 44 Warren Road

Folkestone  
CT19 6DL

**£280,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL....Beautiful extended two bedroom mid terrace house located in the sought after location of Warren Road in Folkestone's East End. This property is in excellent condition and comprises of a large lounge, kitchen, two double bedrooms and a family bathroom. Additional benefits include an extended dining room space, gas central heating and double glazing. For your chance to view call SOLE agent Burnap + Abel now on 01303 258590.



### Entrance Hall

With wood effect flooring and opening leading to

### Lounge

13' 0" x 10' 10" (3.96m x 3.30m) A large lounge comprising of double glazed bay window, gas radiator and wood effect flooring

### Kitchen

14' 3" x 11' 4" (4.34m x 3.45m) With a mix of wall and base units, roll edge oak work surfaces, range cooker with electric hob and extractor overhead, integral washing machine, integral dishwasher, wood flooring and opening to dining room

### Dining Room

13' 0" x 11' 0" (3.96m x 3.35m) A large separate dining room with wood flooring, double glazed skylight, double glazed patio doors leading to garden

### Bedroom

14' 1" x 10' 11" (4.29m x 3.33m) A large double bedroom with carpeted floor, two double glazed windows and radiator

### Bedroom

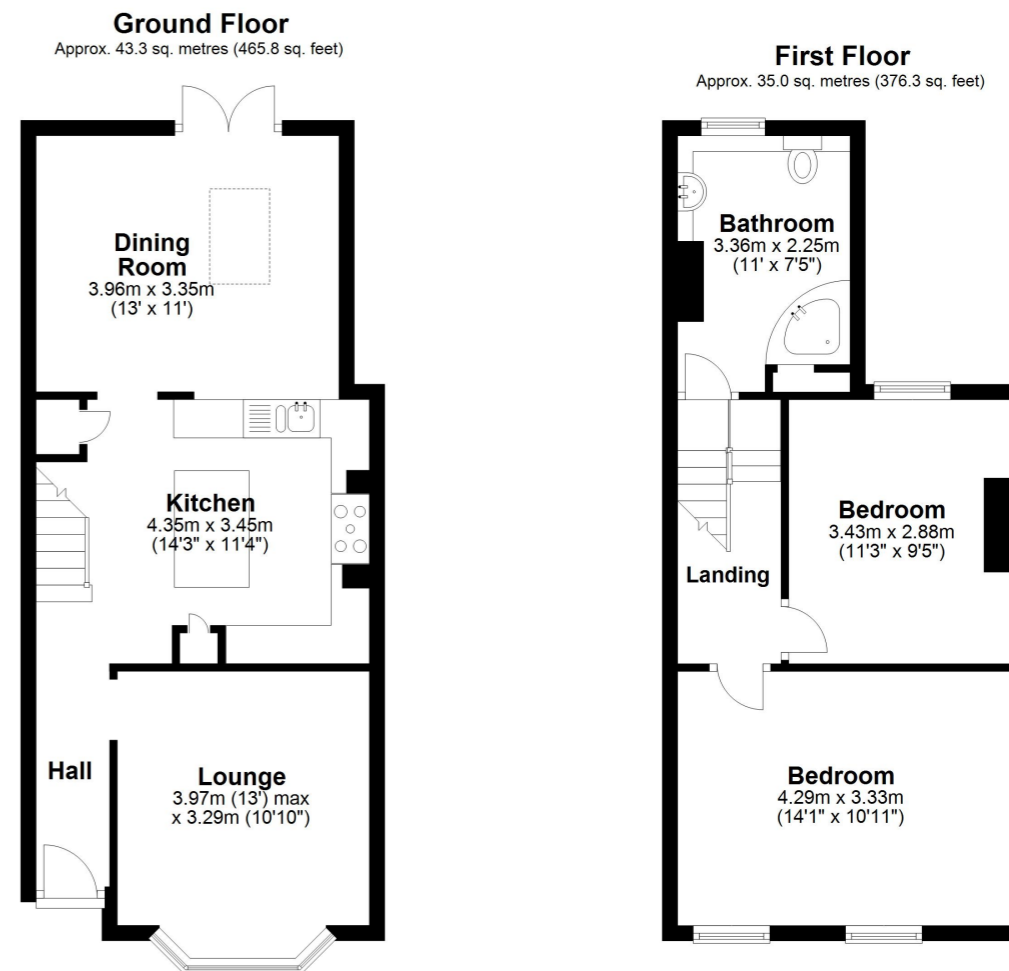
11' 3" x 9' 5" (3.43m x 2.87m) A large double bedroom with carpeted floor, double glazed window and gas radiator

### Bathroom

11' 0" x 7' 5" (3.35m x 2.26m) A three piece bathroom suite comprising of a low level W.C, Wash hand basin and corner panelled bath with shower overhead, tiled splash, double glazed window, vinyl flooring

### Garden

A good sized rear garden with fenced borders and a large patio area leading to a good sized seating area



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.

