



## 50 Linden Crescent

Folkestone  
CT19 5SB

**£315,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this fully refurbished four bedroom terraced house, situated just a short walk from Folkestone Central Train Station. This property has undergone a full "back to brick" renovation including a full re-wire and re-plumb. The modern accommodation comprises lounge, dining room, kitchen, utility room/downstairs W.C, four-piece family bathroom and four bedrooms. Additional benefits include a low maintenance rear garden, double glazing and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.





**Entrance Hall**

**Lounge**

13' 10" x 11' 8" (4.22m x 3.56m)

**Dining Room**

11' 3" x 9' 8" (3.43m x 2.95m)

**Kitchen**

11' 3" x 7' 4" (3.43m x 2.24m)

**Utility/W.C**

With a low level W.C, wash hand basin, plumbing and space for a washing machine and separate dryer.

**First Floor Landing**

**Bedroom One**

15' 3" x 11' 0" (4.65m x 3.35m)

**Bedroom Two**

11' 4" x 10' 0" (3.45m x 3.05m)

**Bathroom**

10' 7" x 7' 3" (3.23m x 2.21m)

**Second Floor Landing**

**Bedroom Three**

15' 3" x 8' 10" (4.65m x 2.69m)

**Bedroom Four**

10' 0" x 9' 0" (3.05m x 2.74m)

**Rear Garden**

Mainly laid to dark shingle. Garden is not currently finished to 100%. Photographs will be added shortly.

**Developers notes**

Please note that the property has not been finished externally due to adverse weather conditions. The front of the property will be painted and tidied up and the rear garden is to be finished.



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.

