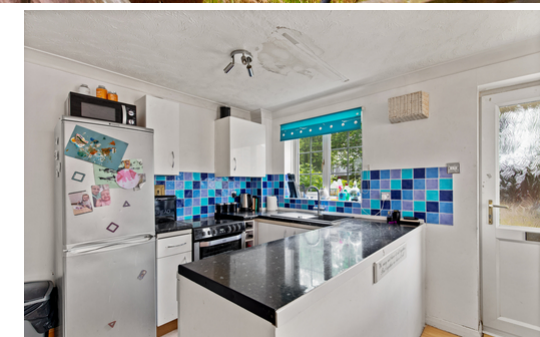


## **87 Cromwell Park Place**

Folkestone  
CT20 3SD

**£199,995 FREEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL....Burnap + Abel are delighted to offer this one bedroom house situated in a popular residential location in Cheriton. The property has been extended to offer a conservatory, lounge with open plan kitchen and family bathroom. The property also benefits from two allocated parking spaces, a private garden, double glazing and gas central heating. For your chance to view call sole agent Burnap + Abel now on 01303 258590.





## Kitchen

Mix of wall and floor units, stainless steel sink and drainer, plumbing for washing machine, oven, double glazed window that overlooks the garden,

## Lounge

Radiator, double glazed window, access into conservatory

## Conservatory

## First Floor landing

Doors leading to,

## Bedroom one

Carpeted floor, radiator, double glazed window

## Family bathroom

Three piece suite comprising, low level W.C, paneled bath, wash hand basin, the bathroom is tiled and has a frosted double glazed window

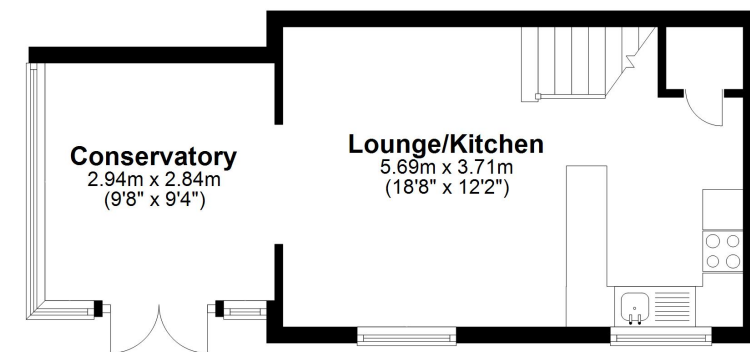
## Garden

Mostly laid to lawn garden front garden, fenced borders and access to the front of the house,

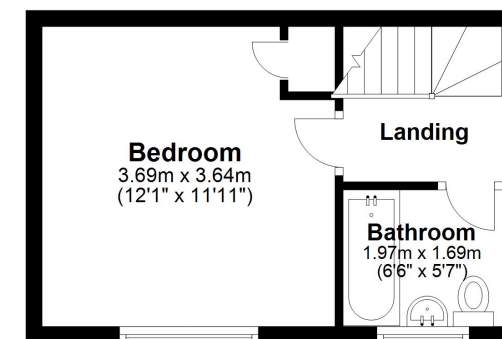
## Parking

Two allocated parking spaces are on the deeds to the property

**Ground Floor**  
Approx. 29.7 sq. metres (320.2 sq. feet)



**First Floor**  
Approx. 21.1 sq. metres (227.2 sq. feet)



Total area: approx. 50.9 sq. metres (547.4 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.

