

## 14 Bolton Road

Folkestone  
CT19 5RX

**£300,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to your new home on Bolton Road in the charming seaside town of Folkestone. This stunning 3 bedroom terraced house is in excellent decorative order and is ready for you to move right in. As you step inside, you'll be greeted by a spacious lounge, perfect for cozy nights in with family and friends. The open plan kitchen/diner is ideal for entertaining, with plenty of room for hosting dinner parties or enjoying casual meals together. The property also features a beautiful conservatory, providing extra living space and bringing the outdoors in. Upstairs, you'll find three well-appointed bedrooms and a modern bathroom. Outside, the large garden offers ample space for children to play or for green-fingered enthusiasts to create their own outdoor oasis. And with the convenience of being within walking distance to Folkestone Central Station, commuting couldn't be easier. Don't miss out on this fantastic opportunity to make this house your own - schedule a viewing today and envision yourself living in this wonderful home on Bolton Road.





**Entrance Hall**

**Lounge**

12' 1" x 12' 1" (3.68m x 3.68m)

**Kitchen/Dining Room**

17' 8" x 12' 7" (5.38m x 3.84m)

**Conservatory**

12' 11" x 7' 0" (3.94m x 2.13m)

**First Floor Landing**

**Bedroom One**

14' 0" x 11' 5" (4.27m x 3.48m)

**Bedroom Two**

11' 5" x 9' 8" (3.48m x 2.95m)

**Bedroom Three**

10' 8" x 5' 11" (3.25m x 1.80m)

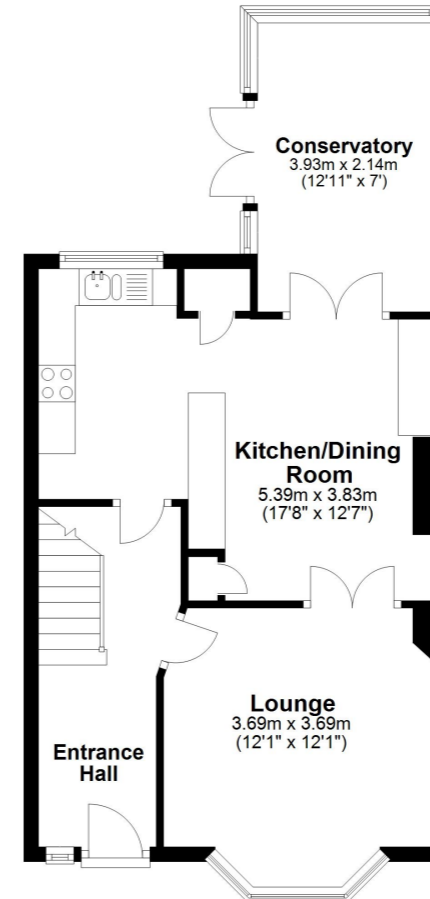
**Bathroom**

8' 6" x 5' 6" (2.59m x 1.68m)

**Rear Garden**

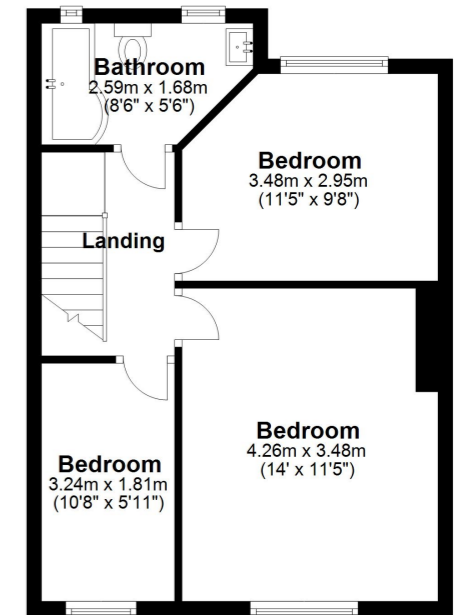
**Ground Floor**

Approx. 46.0 sq. metres (495.4 sq. feet)



**First Floor**

Approx. 40.7 sq. metres (437.8 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.

