

## 21 Broomfield Road

Folkestone  
CT19 4DJ

**£275,000 FREEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this three bedroom terraced house situated in a popular residential location in Cheriton. The property is in good condition throughout and offers a lounge, dining room, kitchen, family bathroom and three bedrooms. Additional benefits include a large rear garden, off road parking to the rear with potential for a garage and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590. Keys are available for your convenience.



## Entrance Hall

With the staircase to the first floor landing and doors to;

## Lounge

13' 10" x 10' 10" (4.22m x 3.30m) With a double glazed bay window, radiator and wood effect flooring.

## Dining Room

9' 11" x 14' 1" (3.02m x 4.29m) With a radiator, wood effect flooring, double doors to the lean to and access to the kitchen.

## Kitchen

10' 0" x 8' 0" (3.05m x 2.44m) With a mix of wall and base units, roll edge work surface, stainless steel sink and drainer, space for a freestanding cooker, tiled floor, tiled splash back and double glazed window.

## Lean-To

## First Floor Landing

With the loft access hatch and doors to;

## Bedroom One

10' 10" x 14' 1" (3.30m x 4.29m) With double glazed windows and radiator.

## Bedroom Two

9' 11" x 10' 11" (3.02m x 3.33m) With double glazed windows and radiator.

## Bedroom Three

7' 3" x 8' 1" (2.21m x 2.46m) With double glazed windows and radiator.

## Bathroom

6' 8" x 4' 10" (2.03m x 1.47m) With a low level W.C, wash hand basin and paneled bath.

## Rear Garden

With a lawn area that leads to a large hard standing.

## Off Road Parking

The property offers off road parking for multiple vehicles to the rear.

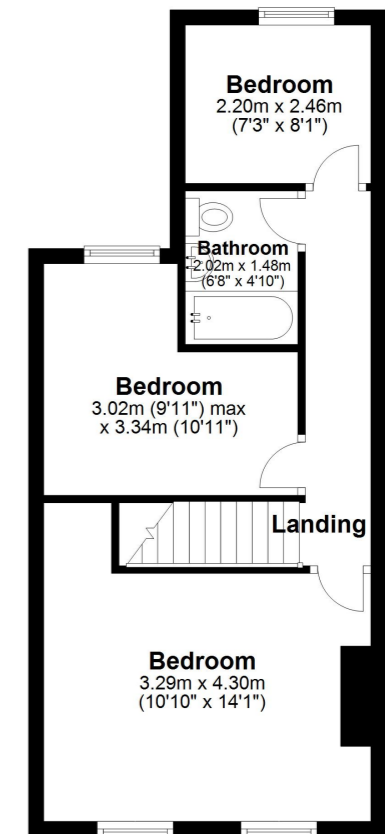
Please note that the parking has a fence up at the moment as the property is empty.

We understand that the property previously had a garage to the rear that was removed to make room for more vehicles.

**Ground Floor**  
Approx. 49.1 sq. metres (528.9 sq. feet)



**First Floor**  
Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 89.2 sq. metres (959.9 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.

