



## 7 Charles Crescent

Folkestone  
CT19 4NF

**£350,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Offered with no onward chain, this generously proportioned four-bedroom terraced house in the popular Charles Crescent area of Folkestone presents an excellent opportunity for buyers looking to modernise and create their ideal home. The property boasts a versatile layout including a bright lounge, separate dining room, fitted kitchen, and a family bathroom. All four bedrooms are genuine doubles, offering plenty of space for family living or potential for a home office or hobby room. To the rear, you'll find a large private garden, perfect for landscaping or outdoor entertaining. The property also benefits from off-road parking for multiple vehicles – a rare feature for the area. While the home would benefit from modernisation throughout, it offers great potential for investors or those looking to put their own stamp on a property. Located within easy reach of local amenities, schools, and transport links, this property is ideal for families or investors alike. Early viewing is recommended – contact us today to arrange a visit.





Entrance Hall

Lounge

15' 3" x 12' 11" (4.65m x 3.94m)

Dining Room

11' 0" x 10' 11" (3.35m x 3.33m)

Kitchen

10' 10" x 10' 8" (3.30m x 3.25m)

W.C

Store Room

8' 6" x 5' 11" (2.59m x 1.80m)

First Floor Landing

Bedroom One

12' 8" x 11' 6" (3.86m x 3.51m)

Bedroom Two

13' 3" x 11' 6" (4.04m x 3.51m)

Bathroom

8' 0" x 6' 8" (2.44m x 2.03m)

Bedroom Three

12' 6" x 9' 8" (3.81m x 2.95m)

Bedroom Four

9' 3" x 9' 3" (2.82m x 2.82m)

Off Road Parking

Rear Garden

