

## 9 Bradstone New Road

Folkestone  
CT20 1HP

**£220,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 2 bed terraced house located on Bradstone New Road in Folkestone. The open plan lounge/diner is perfect for entertaining guests, while the modern kitchen with utility provides functionality and convenience. The 4 piece bathroom offers a relaxing oasis after a long day. Upstairs, you'll find two spacious double bedrooms that provide plenty of space for relaxation and rest. Outside, the private rear garden is ideal for enjoying a morning cup of coffee or hosting summer BBQs with friends and family. Located within walking distance to Folkestone Central Train Station, this property offers easy access to transportation options, making commuting a breeze. Don't miss out on the opportunity to make this beautiful CHAIN FREE house your new home!





**Entrance Hall**

**Lounge**

12' 4" x 9' 7" (3.76m x 2.92m)

**Dining Room**

10' 7" x 10' 4" (3.23m x 3.15m)

**Kitchen**

8' 2" x 6' 5" (2.49m x 1.96m)

**Utility**

7' 9" x 4' 11" (2.36m x 1.50m)

**First Floor Landing**

**Bedroom One**

12' 9" x 10' 7" (3.89m x 3.23m)

**Bedroom Two**

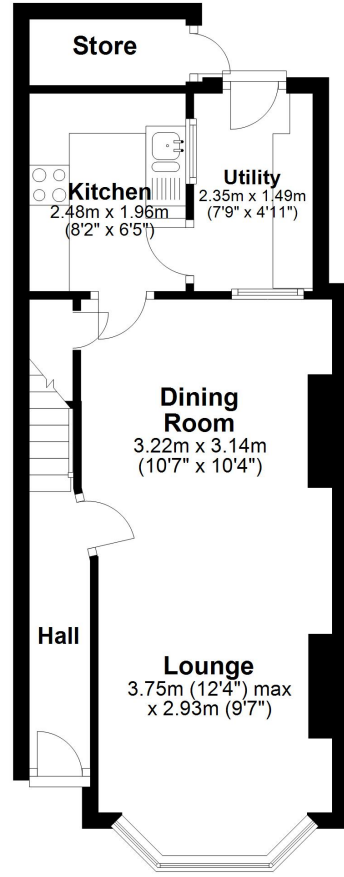
10' 6" x 7' 7" (3.20m x 2.31m)

**Bathroom**

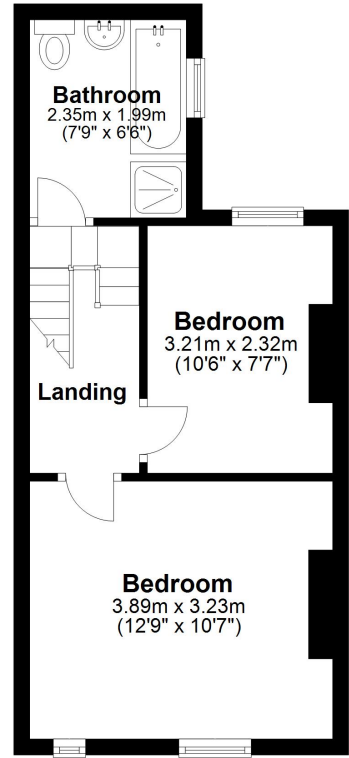
7' 9" x 6' 6" (2.36m x 1.98m)

**Rear Garden**

**Ground Floor**  
Approx. 35.0 sq. metres (376.8 sq. feet)



**First Floor**  
Approx. 29.8 sq. metres (321.1 sq. feet)



Total area: approx. 64.8 sq. metres (697.9 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.

