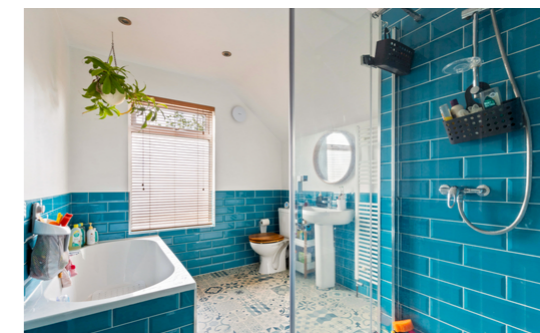


## **69 Royal Military Avenue**

Folkestone  
CT20 3EG

**£300,000 FREEHOLD**

DRAFT DETAILS....FOR SALE WITH BURNAP + ABEL.....Burnap and Abel are delighted to offer this excellent two bedroom terraced house located in the sought after location of Royal Military Avenue in Cheriton. This property is in our opinion excellent condition and comprises of a large lounge, dining room, kitchen, two double bedrooms and a family bathroom. Additional benefits include a large rear garden, separate utility area, gas central heating and double glazing. For your chance to view call SOLE agent Burnap and Abel now on 01303 258590.





## Entrance Hall

With doors leading to

## Lounge

13' 5" x 11' 4" (4.09m x 3.45m) A large bay fronted lounge with wood flooring, radiator and opening to dining room

## Dining Room

12' 9" x 9' 4" (3.89m x 2.84m) A large dining room with wood flooring and double glazed window

## Kitchen

14' 1" x 10' 1" (4.29m x 3.07m) With a mix of wall and base units, wood effect roll edge work surfaces, Oven and grill with extractor overhead, tiled splash back, integral dishwasher, wood flooring and doors leading to garden

## Utility Area

Separate utility area with space for washing machine and tumble dryer

## Bedroom

15' 2" x 13' 3" (4.62m x 4.04m) A good sized double bedroom with carpeted floor, radiator and double glazed window

## Bedroom

12' 8" x 9' 5" (3.86m x 2.87m) A good sized double bedroom with carpeted floor, radiator and double glazed window

## Bathroom

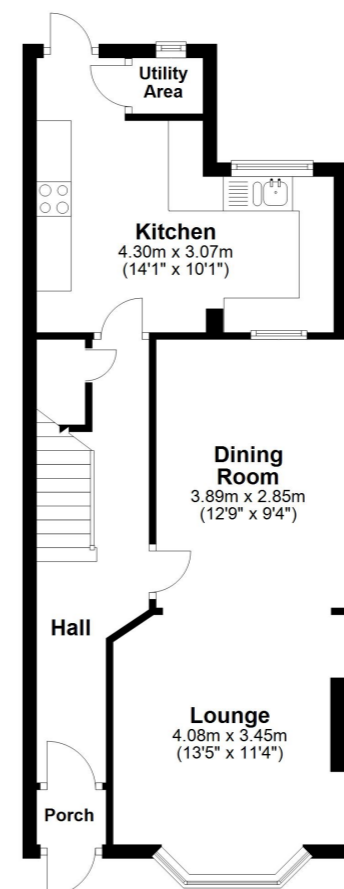
9' 11" x 7' 11" (3.02m x 2.41m) A four piece family bathroom suite comprising of low level W.C, wash hand basin, panelled bath and separate double shower cubicle, Tiled splash back and double glazed window

## Garden

A large rear garden mostly laid to lawn with a large patio area

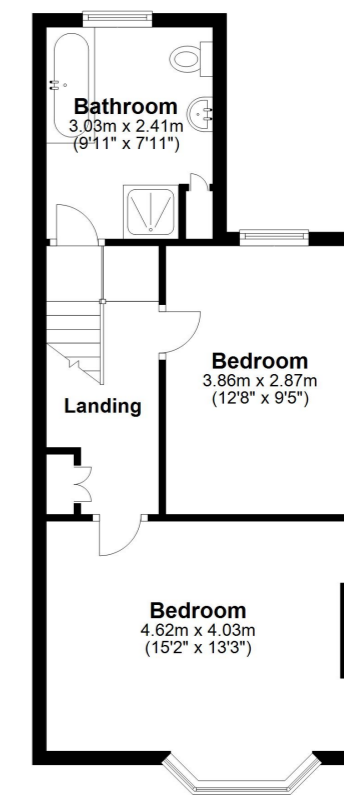
### Ground Floor

Approx. 50.3 sq. metres (541.1 sq. feet)



### First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 91.7 sq. metres (987.4 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.

