

Burnap + Abel
 4 Sandgate Road
 Folkestone
 Kent
 CT20 2BZ

Email folkestone@burnapandabel.co.uk

Phone 01303 258590

www.burnapandabel.co.uk

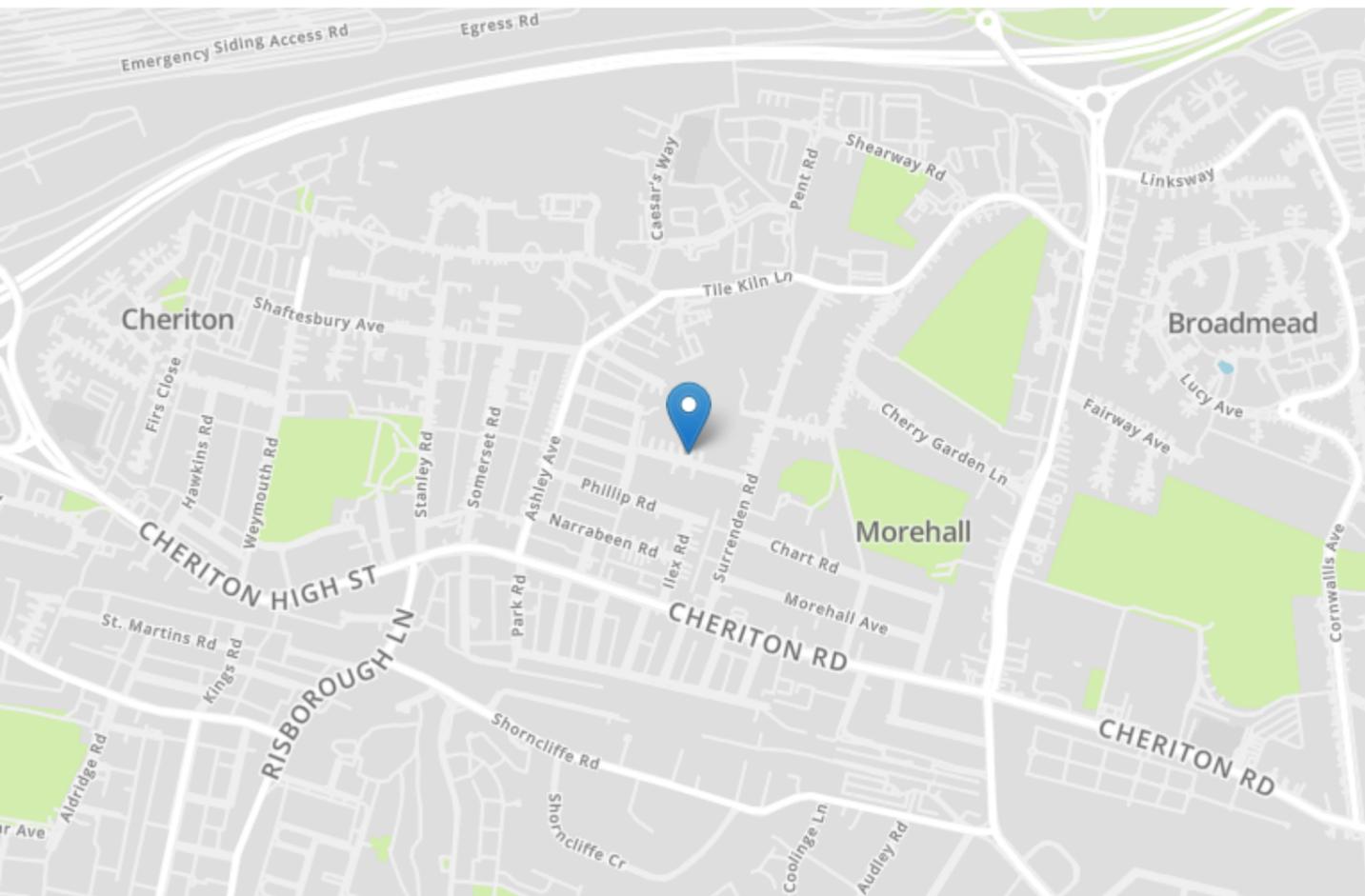
Burnap + Abel
 4 Sandgate Road
 Folkestone
 Kent
 CT20 2BZ

Email folkestone@burnapandabel.co.uk

Phone 01303 258590

www.burnapandabel.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



24 Wells Road

Folkestone
 CT19 4PW

£425,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 3 bedroom semi-detached home nestled on Wells Road in the desirable town of Folkestone. Step inside and be greeted by a spacious lounge, perfect for relaxing or entertaining guests. The dining room is ideal for family meals or dinner parties, while the well-equipped kitchen offers plenty of storage and counter space. Upstairs, you will find 3 generously sized double bedrooms, along with a modern bathroom and separate W.C for added convenience. Outside, the large rear garden provides ample space for outdoor activities and al-fresco dining. A garage and parking area ensure you have plenty of room for your vehicle and additional storage. Located within walking distance to Folkestone West Train Station, this home offers easy access for commuters along with shops, schools, parks, and more. Don't miss out on this fantastic opportunity to make this house your new home! Schedule a viewing today.



Porch

Entrance Hall

Lounge

13' 7" x 12' 11" (4.14m x 3.94m)

Dining Room

12' 4" x 11' 5" (3.76m x 3.48m)

Kitchen

18' 4" x 8' 1" (5.59m x 2.46m)

First Floor Landing

Bedroom One

13' 8" x 12' 7" (4.17m x 3.84m)

Bedroom Two

12' 4" x 11' 3" (3.76m x 3.43m)

Bedroom Three

14' 7" x 8' 2" (4.45m x 2.49m)

Bathroom

7' 11" x 7' 1" (2.41m x 2.16m)

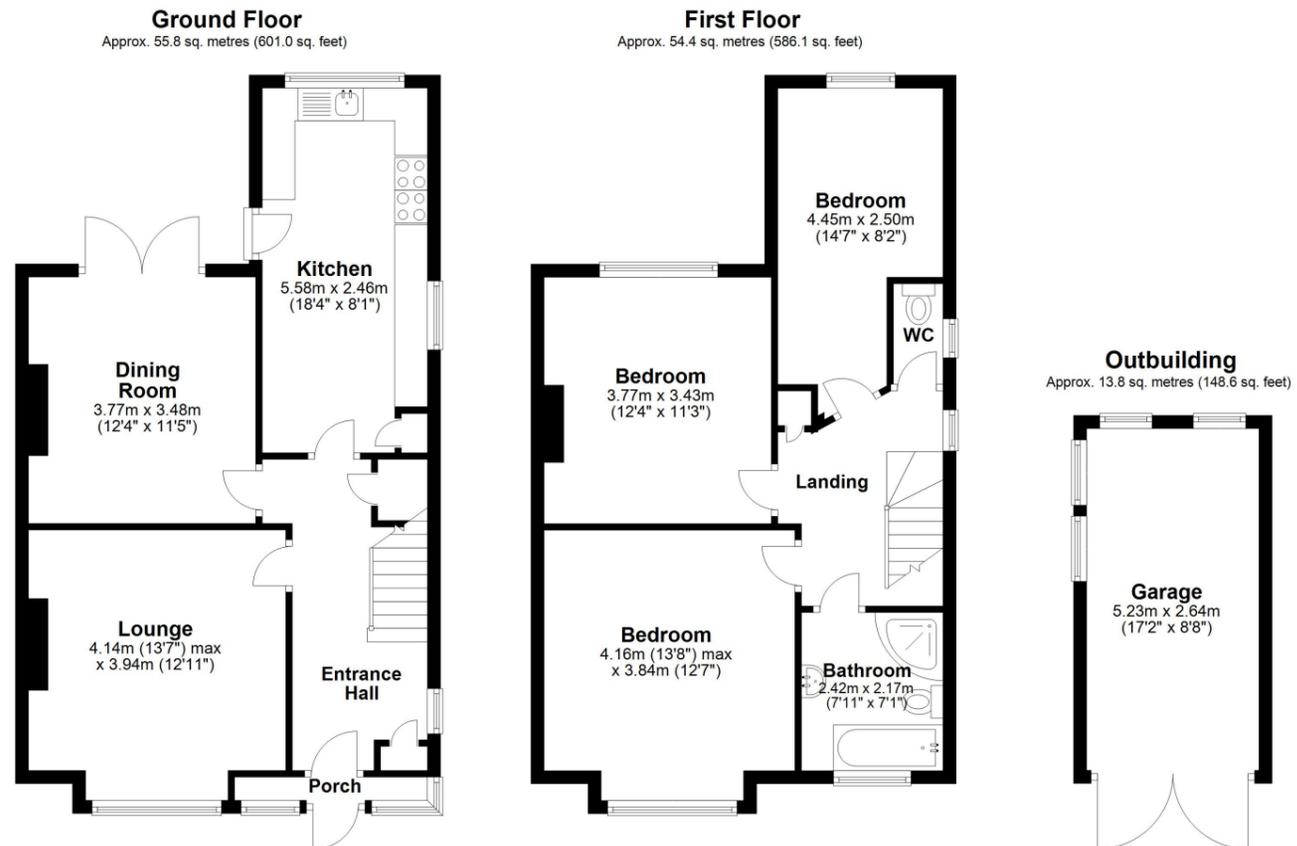
W.C

Garage

17' 2" x 8' 8" (5.23m x 2.64m)

Driveway

Rear Garden



Total area: approx. 124.1 sq. metres (1335.7 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.

