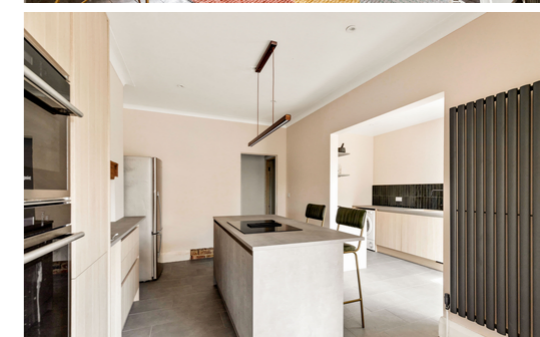


## 6 Ashley Avenue

Folkestone  
CT19 4PT

**£425,000 FREEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this stunning three bedroom semi-detached house situated in a popular residential location in Cheriton. The property has been tastefully remodelled by the current vendors and the spacious accommodation comprises lounge, downstairs W.C, kitchen/breakfast room, dining room, utility area, family bathroom and three bedrooms. Additional benefits include off road parking, a private rear garden with rear access, double glazing and gas central heating with a recently new combination boiler. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Porch**

**Entrance Hall**

**Lounge**

14' 6" x 11' 5" (4.42m x 3.48m)

**W.C**

**Kitchen/Utility**

17' 3" x 13' 1" (5.26m x 3.99m)

**Dining Room**

10' 6" x 8' 9" (3.20m x 2.67m)

**First Floor Landing**

**Bedroom One**

14' 8" x 11' 5" (4.47m x 3.48m)

**Bedroom Two**

13' 0" x 10' 0" (3.96m x 3.05m)

**Bedroom Three**

10' 6" x 7' 0" (3.20m x 2.13m)

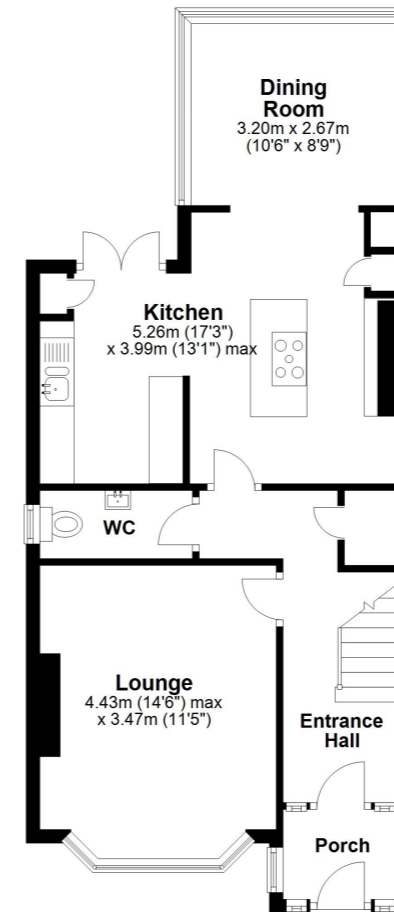
**Bathroom**

6' 4" x 5' 5" (1.93m x 1.65m)

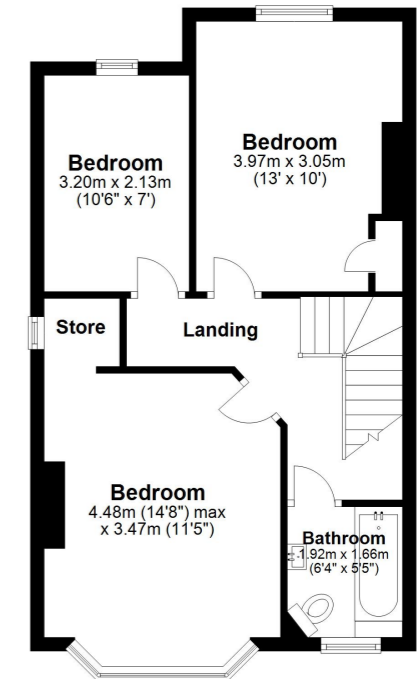
**Off Road Parking**

**Rear Garden**

**Ground Floor**  
Approx. 56.7 sq. metres (609.9 sq. feet)



**First Floor**  
Approx. 46.3 sq. metres (498.2 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.

