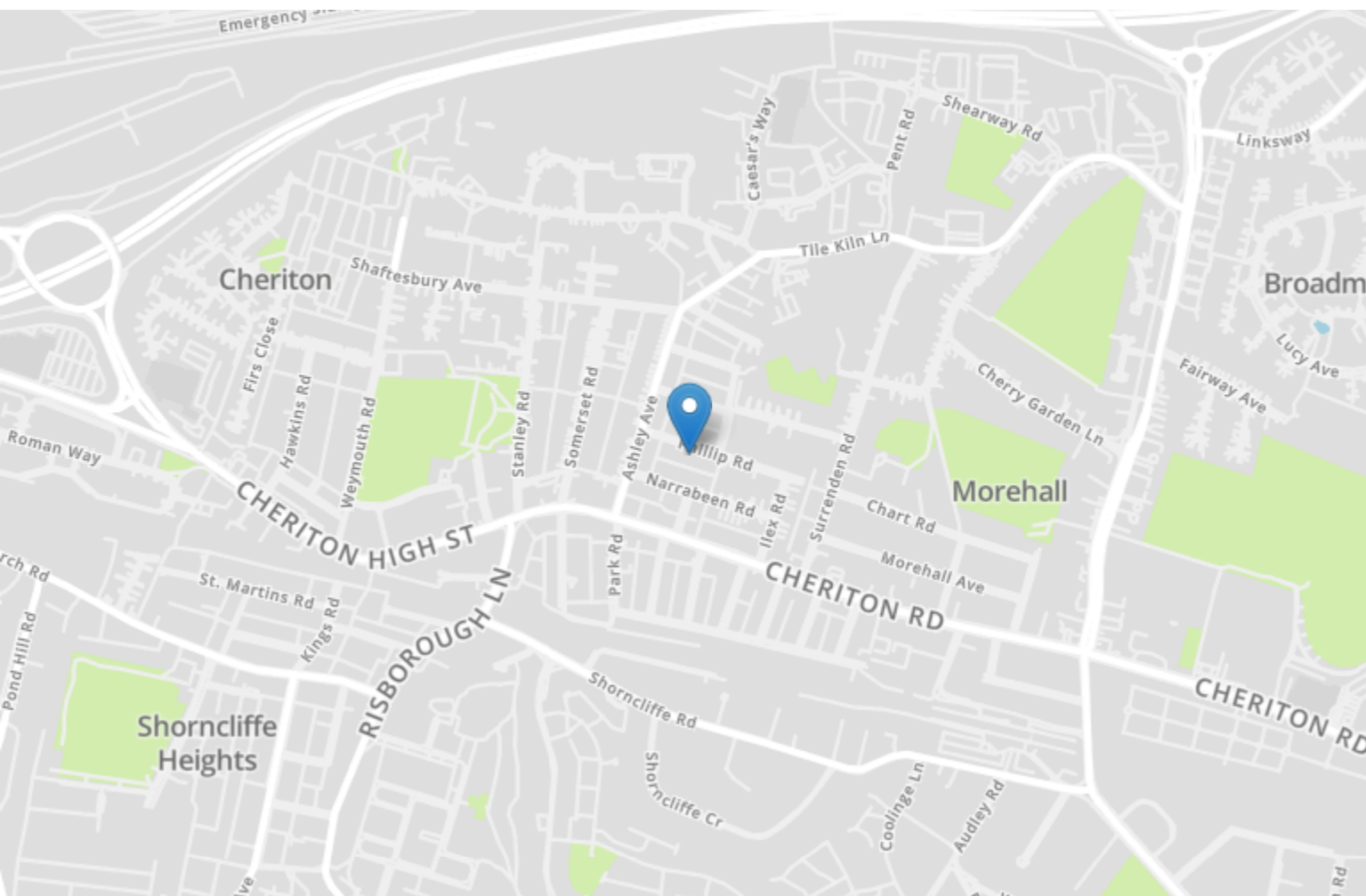


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



31 Phillip Road

Folkestone
CT19 4PY

£290,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 3 bedroom terraced house nestled in the sought-after location of Phillip Road, Cheriton. This property is perfect for those looking to put their own stamp on a home, as it requires some updating. The interior boasts spacious living areas and three cozy bedrooms, offering plenty of room for relaxation and family time. The private garden and garage to the rear provide excellent outdoor space for entertaining guests or simply enjoying a quiet afternoon. Conveniently located near local amenities, including shops, schools, and parks, this home provides everything you need right at your doorstep. Plus, with no chain attached, you can make this lovely house your own without any hassle. Don't miss out on this opportunity to create your dream home in a desirable neighbourhood. Schedule a viewing with sole agent Burnap + Abel today!



Porch

Entrance Hall

Lounge

14' 9" x 12' 4" (4.50m x 3.76m)

Dining Room

12' 4" x 9' 4" (3.76m x 2.84m)

Kitchen

11' 9" x 6' 7" (3.58m x 2.01m)

First Floor Landing

Bedroom One

12' 6" x 10' 2" (3.81m x 3.10m)

Bedroom Two

12' 5" x 10' 2" (3.78m x 3.10m)

Bedroom Three

9' 8" x 5' 7" (2.95m x 1.70m)

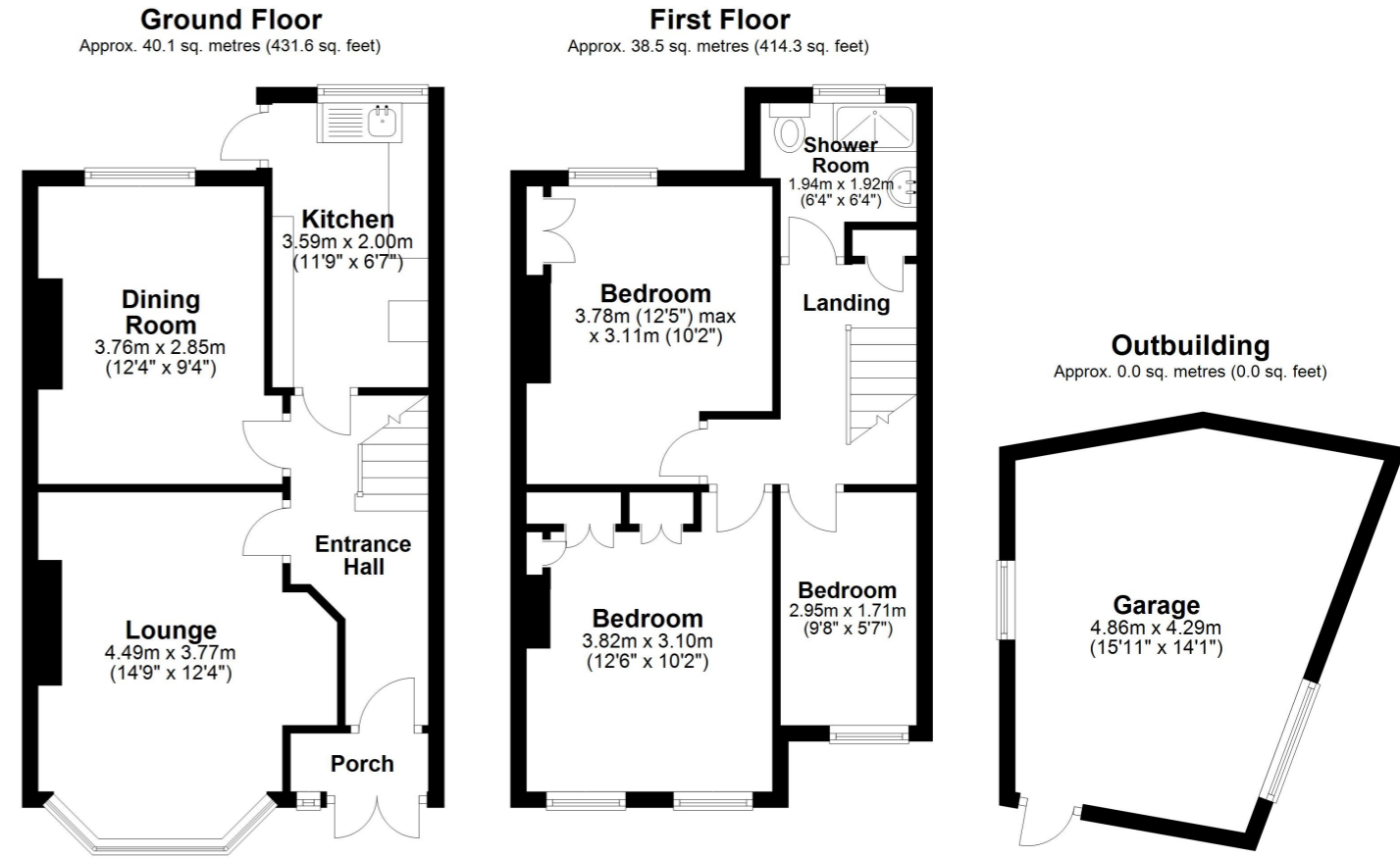
Shower Room

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

Rear Garden

Garage

15' 11" x 14' 1" (4.85m x 4.29m) This garage is currently in disrepair and may need replacing, The garage doors have been sealed with wood and there are lots of options including removal and just using the hard standing for off road parking,.



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.

