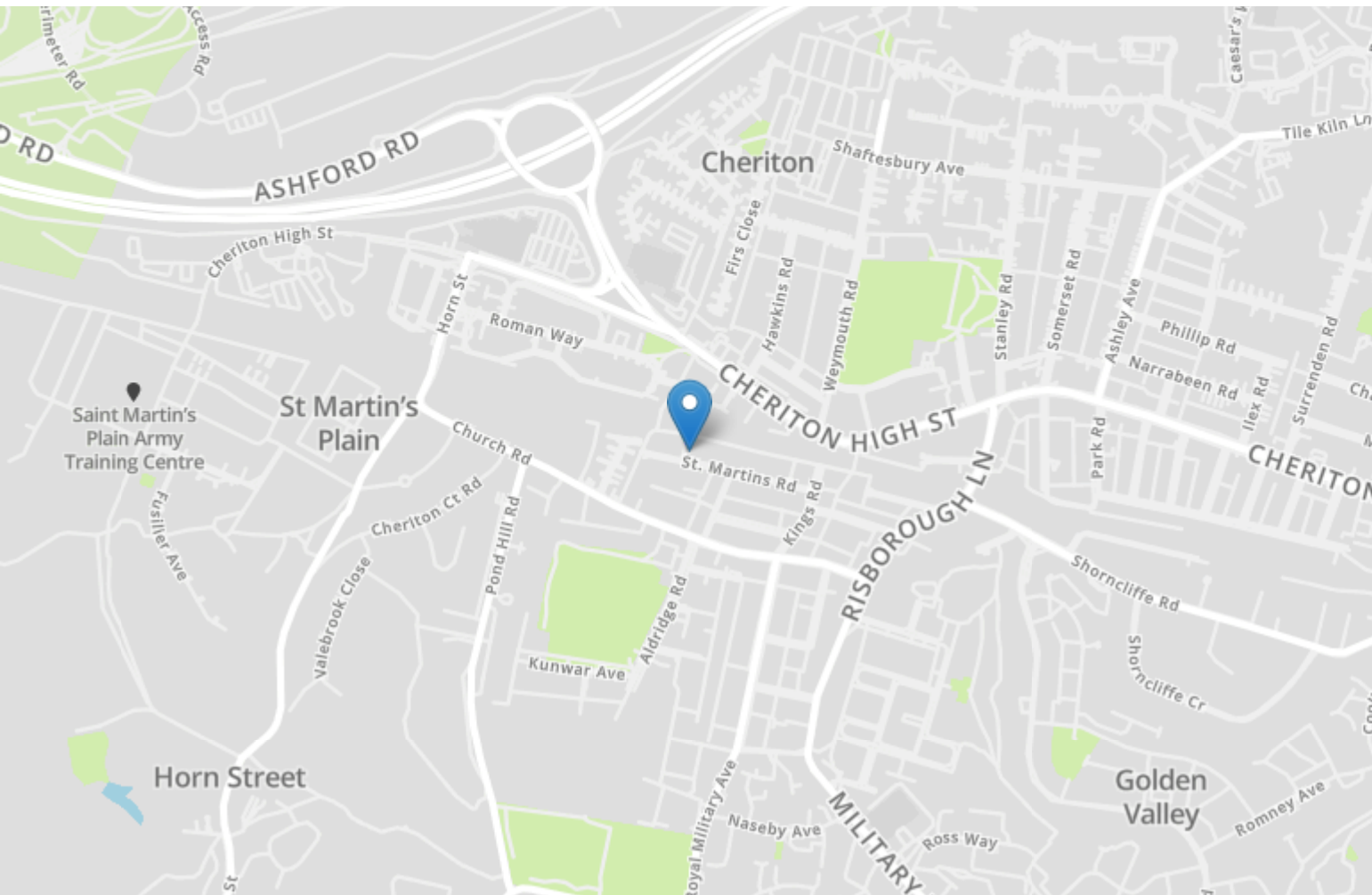


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## 36 St Martins Road

Folkestone  
CT20 3LB

**£300,000 FREEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP AND ABEL... A spacious three bed semi-detached house WITH ANNEXE in the popular St Martins Road, Cheriton. Located close to shops, schools and local amenities. A large driveway to the for big enough for 3-4 cars. Access into the entrance hall which leads onto the lounge, bathroom and kitchen/dining room. The lounge is nice and bright with white walls and grey carpets. Alcove shelving and storage along with an electric fire. Onto the kitchen/diner, the units are white gloss with black worktops. Integrated appliances include double oven and hob with extractor fan and under counter integrated fridge and freezer. Space for a washing machine, dishwasher and tumble dryer. Large space for a dining table and some downstairs storage. Access through to the garden. The bathroom includes a WC, hand basin and bath with shower over. Fully tiled walls and vinyl flooring. The first floor comprises three bedrooms with an en-suite to the master. The master bedroom is a good sized double bedroom with fitted wardrobes and an en-suite shower room. This is fitted with a WC, hand basin with vanity unit and shower with tiled walls, vinyl flooring and chrome heated towel rail. The second bedroom is a double room with fitted wardrobe and herringbone style vinyl flooring. The third bedroom is a single bedroom with herringbone vinyl. The garden boasts two outhouses, one of which has been converted into a small annexe. It includes a lounge area, bedroom area and shower room. A unit with under counter fridge and microwave. Electric heating throughout. A separate brick built storage outbuilding with a PCV door. Call Burnap and Abel on 01303 258590 to organise a viewing.





Lounge

13' 2" x 10' 10" (4.01m x 3.30m)

Kitchen/Dining Room

16' 7" x 15' 1" (5.05m x 4.60m)

Bathroom

7' 4" x 5' 4" (2.24m x 1.63m)

Bedroom

12' 8" x 11' 10" (3.86m x 3.61m)

En-Suite

Bedroom

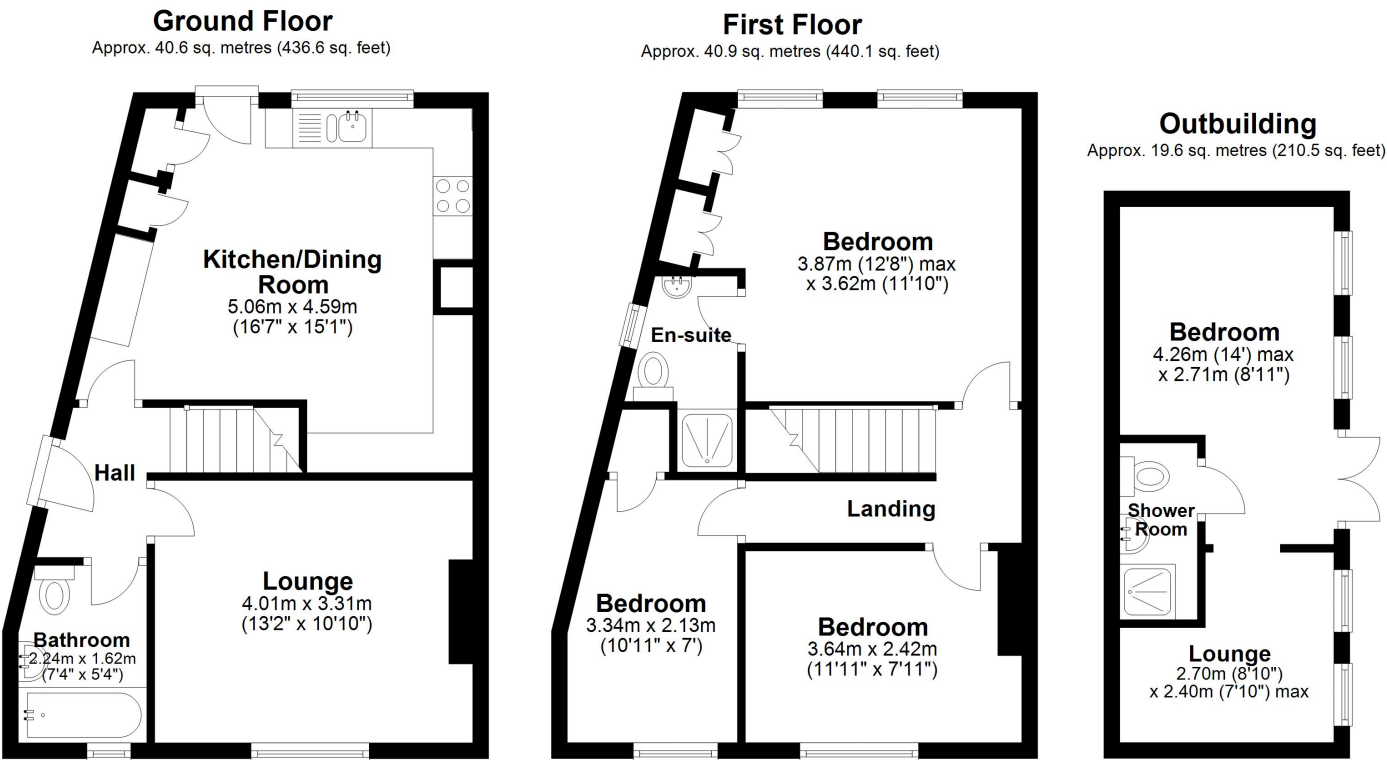
11' 11" x 7' 11" (3.63m x 2.41m)

Bedroom

10' 11" x 7' 0" (3.33m x 2.13m)

Outbuilding

A large out building comprising of a large lounge and a bedroom with a shower room



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.

