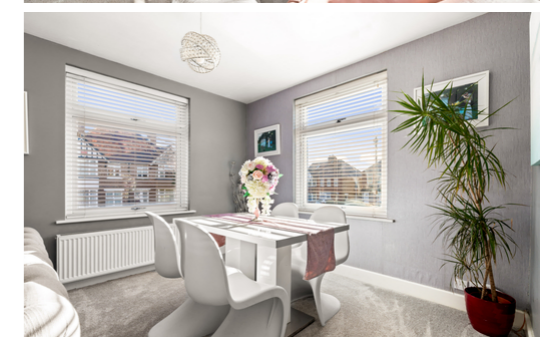


12 Downs Road

Folkestone
CT19 5PW

£400,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this four bedroom semi detached house situated in the popular residential location of Downs Road, The property is ideally located for Folkestone Central Train Station and is just a couple of minutes walk from the Town Centre. The property is in our opinion in good decorative order and offers a lounge/diner, kitchen/breakfast room, four bedrooms, family bathroom, en-suite shower room and large loft room. Additional benefits include off road parking for multiple vehicles and a low maintenance rear garden. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



Porch

Entrance Hall

Lounge

14' 3" x 10' 11" (4.34m x 3.33m)

Dining Room

10' 10" x 10' 10" (3.30m x 3.30m)

Kitchen/Breakfast Room

22' 1" x 7' 9" (6.73m x 2.36m)

First Floor Landing

Bedroom One

11' 0" x 10' 11" (3.35m x 3.33m)

En-Suite Shower Room

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

Bedroom Three

10' 9" x 6' 10" (3.28m x 2.08m)

Bedroom Four

8' 5" x 7' 11" (2.57m x 2.41m)

Family Bathroom

8' 0" x 5' 8" (2.44m x 1.73m)

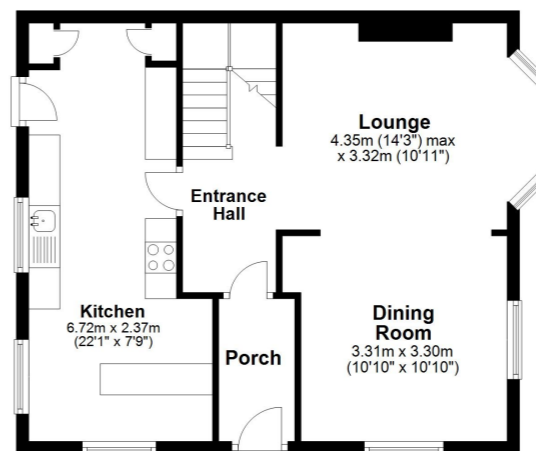
Loft Room

18' 4" x 17' 8" (5.59m x 5.38m)

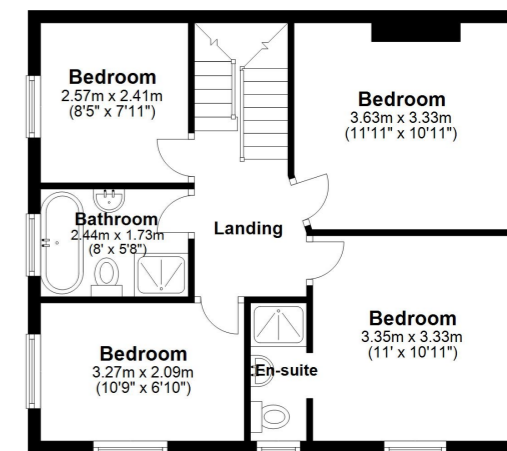
Off Road Parking

Rear Garden

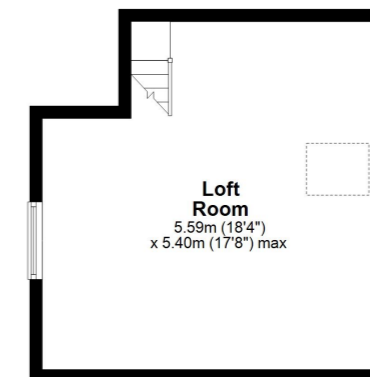
Ground Floor
Approx. 52.1 sq. metres (561.3 sq. feet)



First Floor
Approx. 51.8 sq. metres (557.6 sq. feet)



Second Floor
Approx. 28.0 sq. metres (301.6 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.

