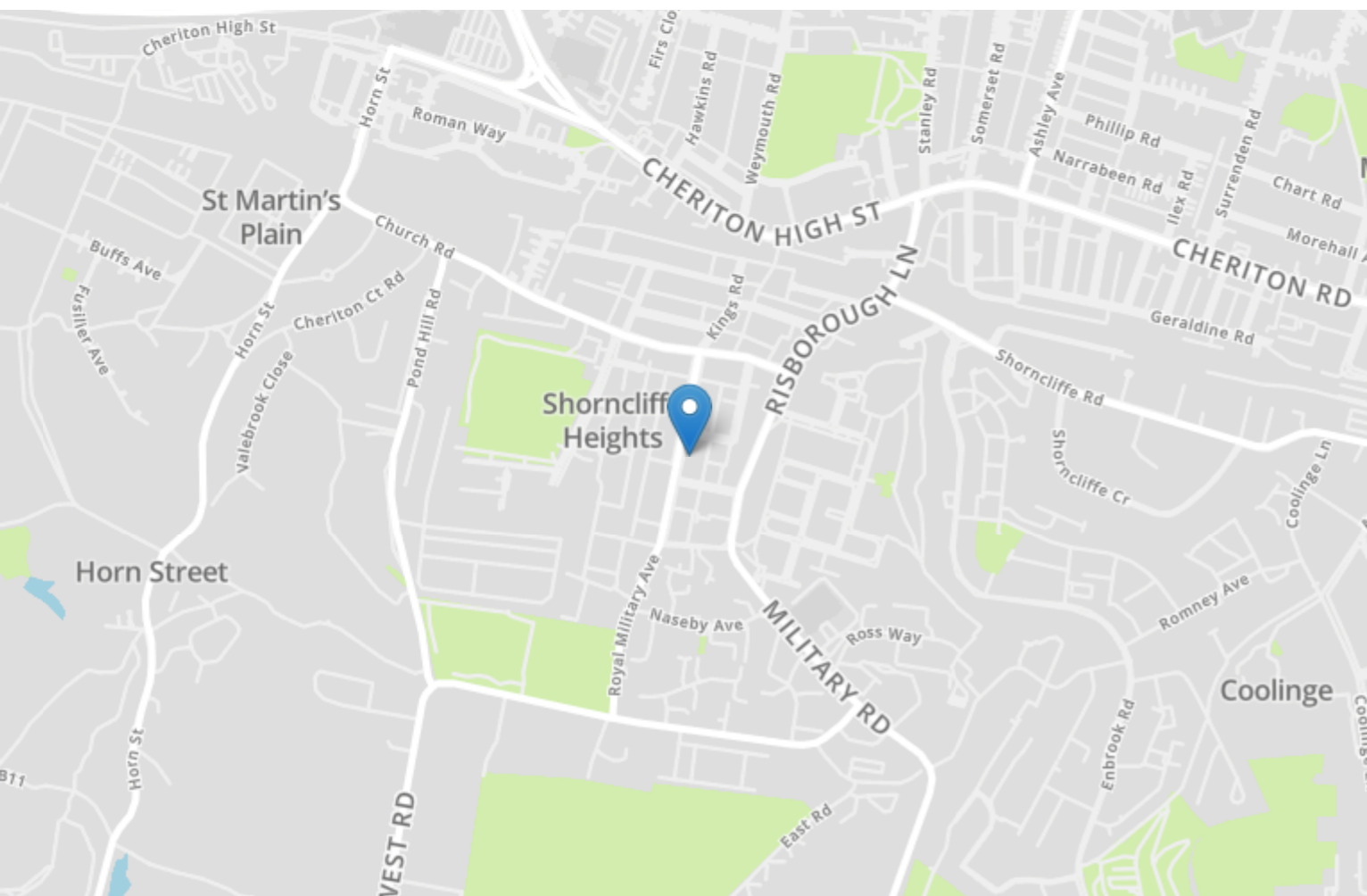


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 54 Royal Military Avenue

Folkestone  
CT20 3EG

**£315,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this four bedroom mid terraced period home, situated in a popular residential location in Cheriton. The property is within walking distance of Folkestone West Train Station and is ideal for local amenities and good schools at both primary and secondary level. The accommodation is spread over three floor and comprises lounge, dining room, kitchen, family bathroom, w.c and four bedrooms. Additional benefits include gas central heating, double glazing, a private rear garden and no onward chain. For your chance to view call sole agent Burnap + Abel on 01303 258590.



**Lounge**

13' 5" x 10' 8" (4.09m x 3.25m)

**Dining Room**

12' 6" x 10' 11" (3.81m x 3.33m)

**Kitchen**

12' 11" x 7' 10" (3.94m x 2.39m)

**Bathroom**

8' 6" x 5' 7" (2.59m x 1.70m)

**Bedroom**

14' 1" x 11' 0" (4.29m x 3.35m)

**Bedroom**

12' 7" x 8' 6" (3.84m x 2.59m)

**W.C**

**Bedroom**

10' 1" x 7' 11" (3.07m x 2.41m)

**Bedroom**

17' 7" x 9' 2" (5.36m x 2.79m)

**Garden**

