

9 St Francis Road

Folkestone
CT19 4BJ

£280,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this three bedroom period home situated in a popular residential location in Cheriton. The property is ideally located close to Folkestone West Train Station and many local amenities including schools and shops. The property is in need of some modernisation throughout but offers the opportunity to put your own stamp on this lovely family home. The accommodation comprises lounge, dining room, kitchen, shower room and three bedrooms. Additional benefits include a private rear garden and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



Entrance Hall

Lounge

13' 8" x 12' 8" (4.17m x 3.86m)

Dining Room

13' 0" x 8' 4" (3.96m x 2.54m)

Kitchen

12' 5" x 9' 5" (3.78m x 2.87m)

First Floor Landing

Bedroom One

16' 2" x 13' 8" (4.93m x 4.17m)

Bedroom Two

13' 0" x 8' 4" (3.96m x 2.54m)

Shower Room

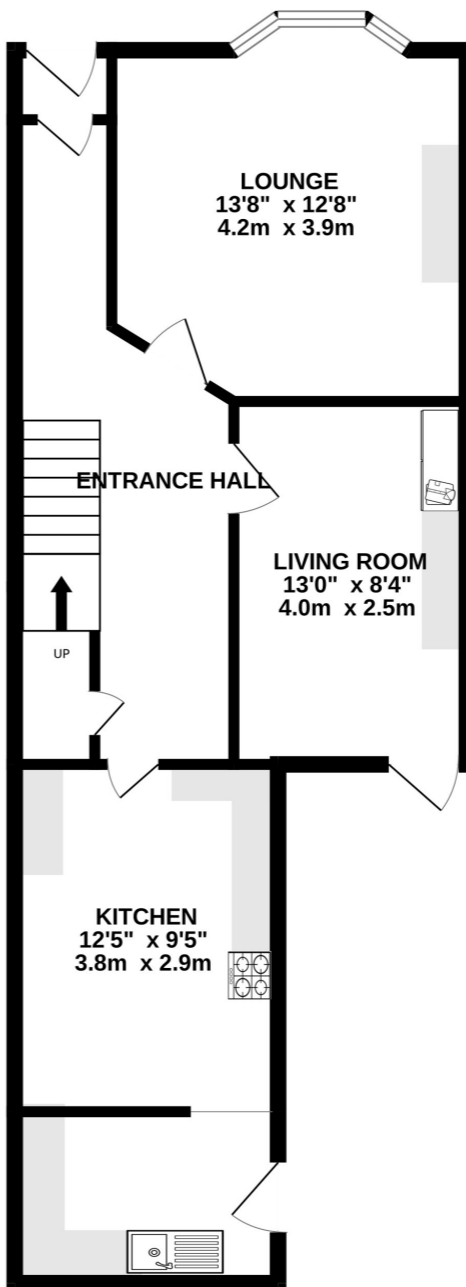
8' 11" x 4' 9" (2.72m x 1.45m)

Bedroom Three

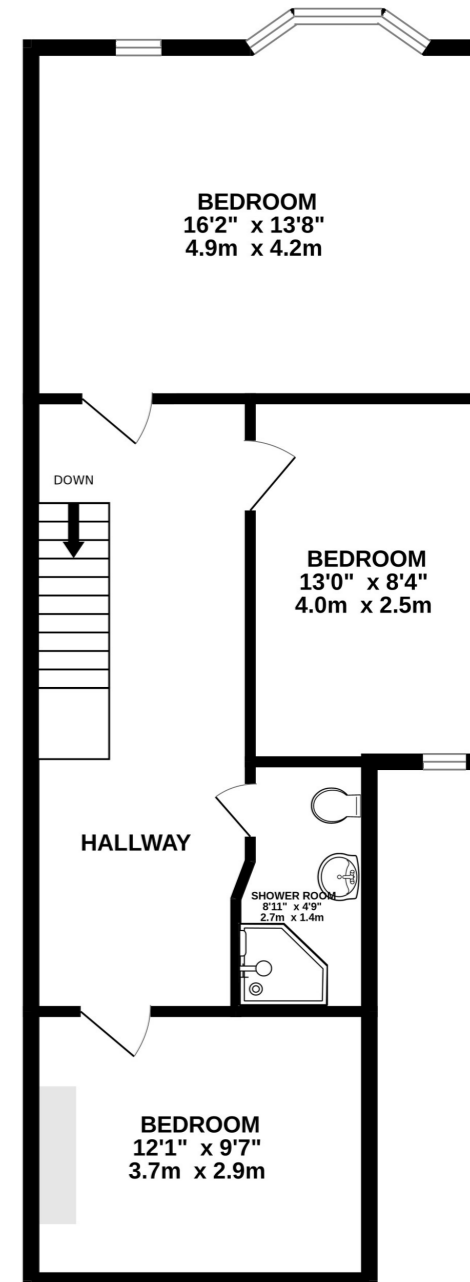
12' 1" x 9' 7" (3.68m x 2.92m)

Rear Garden

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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