

## **49 Royal Military Avenue**

Folkestone  
CT20 3EG

**£200,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this two bedroom mid terraced house situated in the popular residential location of Royal Military Avenue, Cherton. The property is in need of full renovation throughout, but would make an ideal first time buy or small family home. The accommodation comprises lounge, dining room, kitchen, family bathroom and two double bedrooms. Additional benefits include a large rear garden and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Porch**

**Entrance Hall**

**Lounge**

13' 4" x 10' 8" (4.06m x 3.25m)

**Dining Room**

12' 7" x 10' 11" (3.84m x 3.33m)

**Kitchen**

13' 6" x 7' 11" (4.11m x 2.41m)

**First Floor Landing**

**Bedroom One**

Has had a stud wall put up to split the room for children in the past. Wall was never removed.

Current measurements are;

10' 11" x 8' 5" (3.33m x 2.57m) & 10' 11" x 5' 3" (3.33m x 1.60m)

**Bedroom Two**

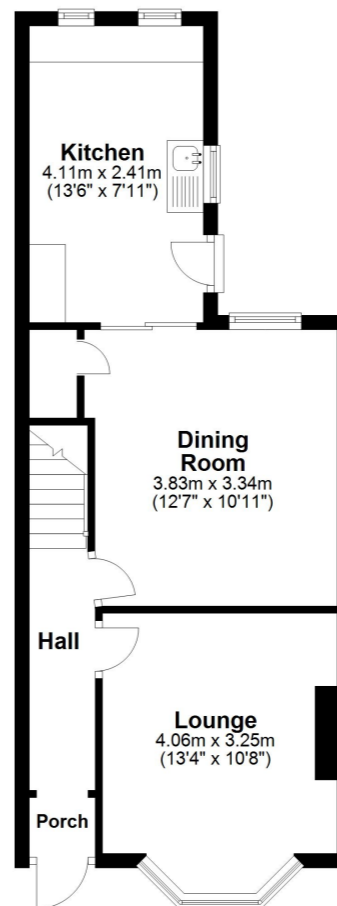
12' 10" x 8' 7" (3.91m x 2.62m)

**Shower Room**

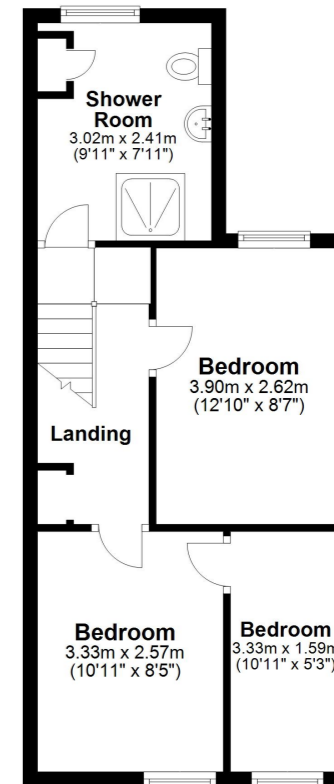
9' 11" x 7' 11" (3.02m x 2.41m)

**Rear Garden**

**Ground Floor**  
Approx. 41.4 sq. metres (445.3 sq. feet)



**First Floor**  
Approx. 38.6 sq. metres (415.9 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.

