

## **32 Park Road**

Folkestone  
CT19 4DG

**£240,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 2 bed terraced house located on Park Road in Folkestone. This property is perfect for someone looking for a small project, as it is in need of some modernisation. The main floor features a lounge, dining room, kitchen, and a convenient ground floor W.C. Upstairs you will find two spacious double bedrooms and a bathroom. The rear garden offers great potential for outdoor living space plus the opportunity for off-road parking. With some TLC and creativity, this house has endless possibilities to become your dream home. Don't miss out on the chance to make this diamond in the rough shine bright on Park Road!



**Porch**

**Entrance Hall**

**Lounge**

13' 7" x 11' 1" (4.14m x 3.38m)

**Dining Room**

14' 2" x 10' 2" (4.32m x 3.10m)

**Kitchen**

14' 2" x 10' 5" (4.32m x 3.17m)

**W.C**

**Conservatory**

8' 3" x 7' 7" (2.51m x 2.31m)

**First Floor Landing**

**Bedroom One**

14' 3" x 11' 5" (4.34m x 3.48m)

**Bedroom Two**

11' 2" x 10' 3" (3.40m x 3.12m)

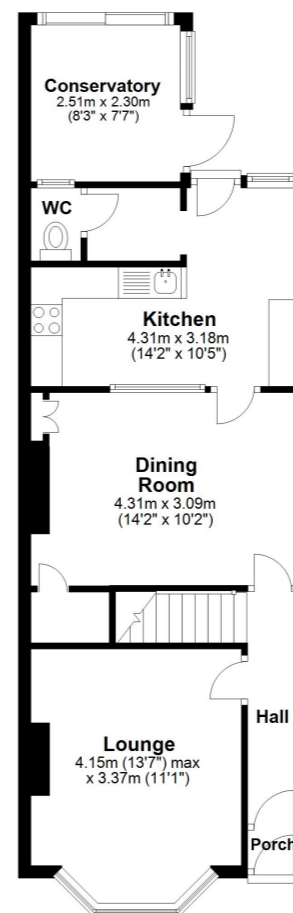
**Bathroom**

10' 11" x 7' 3" (3.33m x 2.21m)

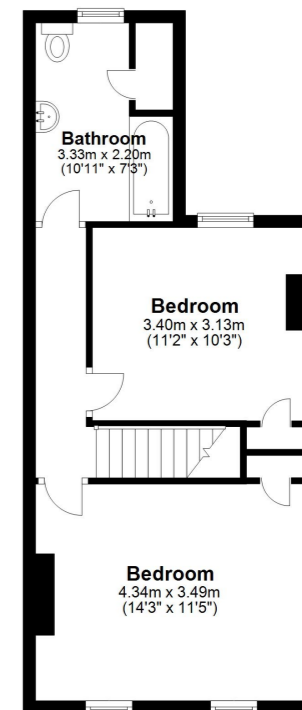
**Rear Garden**

With potential to move the fence line and create off road parking. Most of the street has off road parking or even a garage to the rear. Planning Permission may be required.

**Ground Floor**  
Approx. 53.4 sq. metres (575.0 sq. feet)



**First Floor**  
Approx. 40.2 sq. metres (432.9 sq. feet)



Total area: approx. 93.6 sq. metres (1007.9 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.

