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# 63 Burrow Road

Folkestone CT19 6DJ

# £230,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... (£230,000-£240,000) Situated in a popular residential area of Folkestone, this well-presented two-bedroom mid-terraced house offers a fantastic opportunity for first-time buyers, small families, or investors alike. Upon entering, you're welcomed into a spacious open-plan lounge and dining area, perfect for entertaining or relaxing in comfort. The layout flows seamlessly into a well-appointed kitchen, providing ample storage and workspace. Upstairs, the property features two generously sized double bedrooms, both filled with natural light, and a family bathroom complete with modern fittings. To the rear, a private garden offers a peaceful outdoor retreat – ideal for summer barbecues or quiet evenings.







## **Entrance Hall**

### Lounge

12' 2" x 9' 11" (3.71m x 3.02m)

## **Dining Room**

13' 5" x 10' 5" (4.09m x 3.17m)

## Kitchen

11' 7" x 6' 11" (3.53m x 2.11m)

## First Floor Landing

## **Bedroom One**

13' 2" x 12' 2" (4.01m x 3.71m)

### **Bedroom Two**

13' 5" x 8' 2" (4.09m x 2.49m)

### Bathroom

11' 7" x 6' 11" (3.53m x 2.11m)

# Rear Garden

# ## Proceedings of the company of the

Total area: approx. 75.9 sq. metres (817.4 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.



