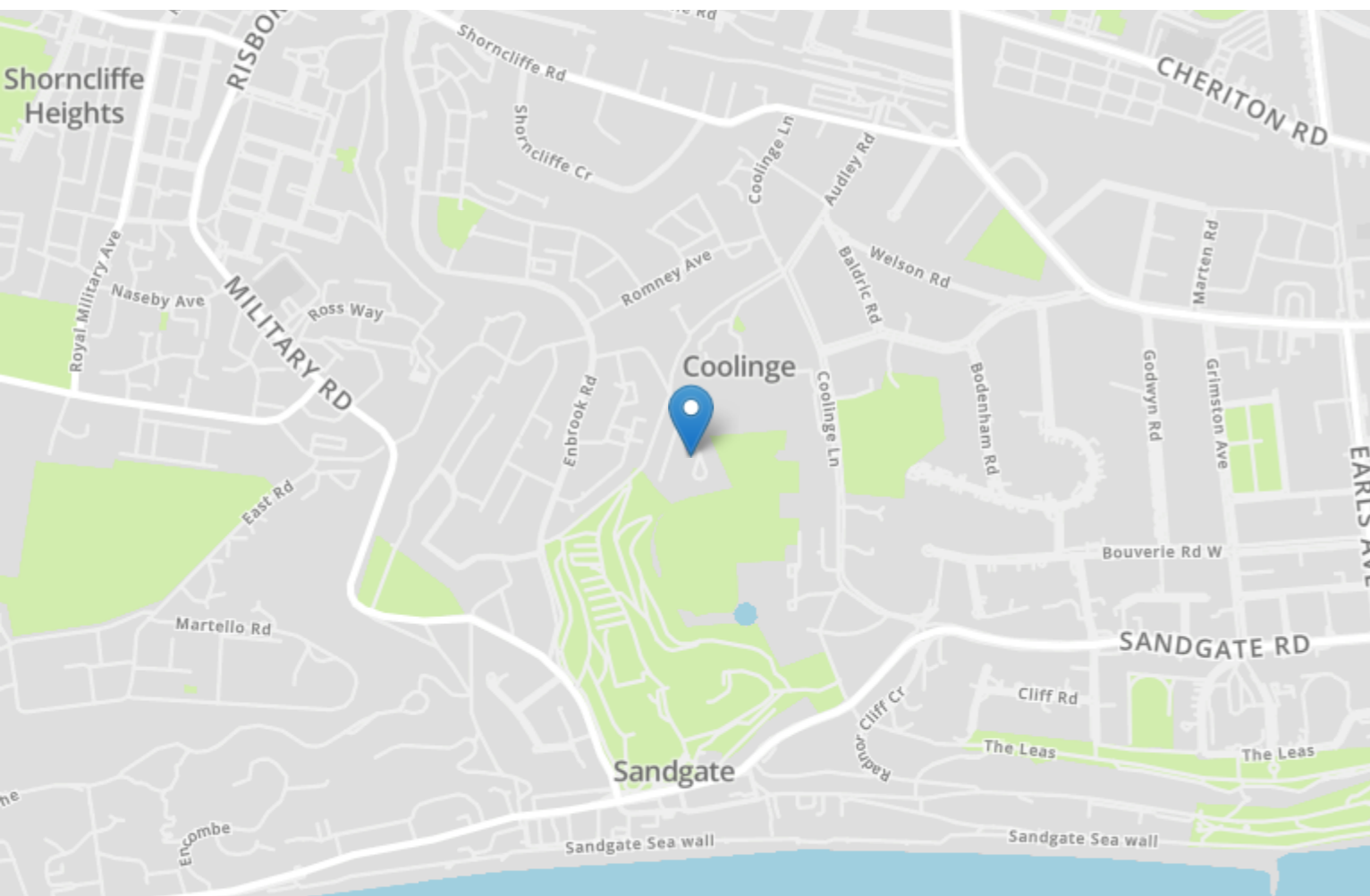


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



45 Southernwood Rise

Folkestone
CT20 3NW

£375,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 2 bed detached bungalow nestled in the sought-after Southernwood Rise, Sandgate. Positioned in a quiet elevated location, this home boasts a spacious lounge, kitchen, and dining room perfect for entertaining guests or relaxing with loved ones. The private garden offers a peaceful retreat to enjoy your morning coffee or host summer BBQs. With a garage and additional parking space, convenience is key in this property. Don't miss out on this gem - with no chain, it's ready for you to make it your own today!



Porch

Entrance Hall

Lounge

14' 9" x 10' 2" (4.50m x 3.10m)

Kitchen

9' 5" x 8' 6" (2.87m x 2.59m)

Dining Room

11' 9" x 8' 2" (3.58m x 2.49m)

Bedroom One

11' 9" x 10' 10" (3.58m x 3.30m)

Shower Room

7' 1" x 5' 3" (2.16m x 1.60m)

Bedroom Two

10' 2" x 5' 3" (3.10m x 1.60m)

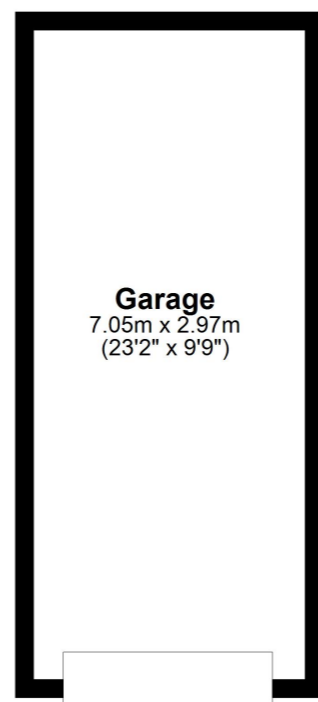
Garage

23' 2" x 9' 9" (7.06m x 2.97m)

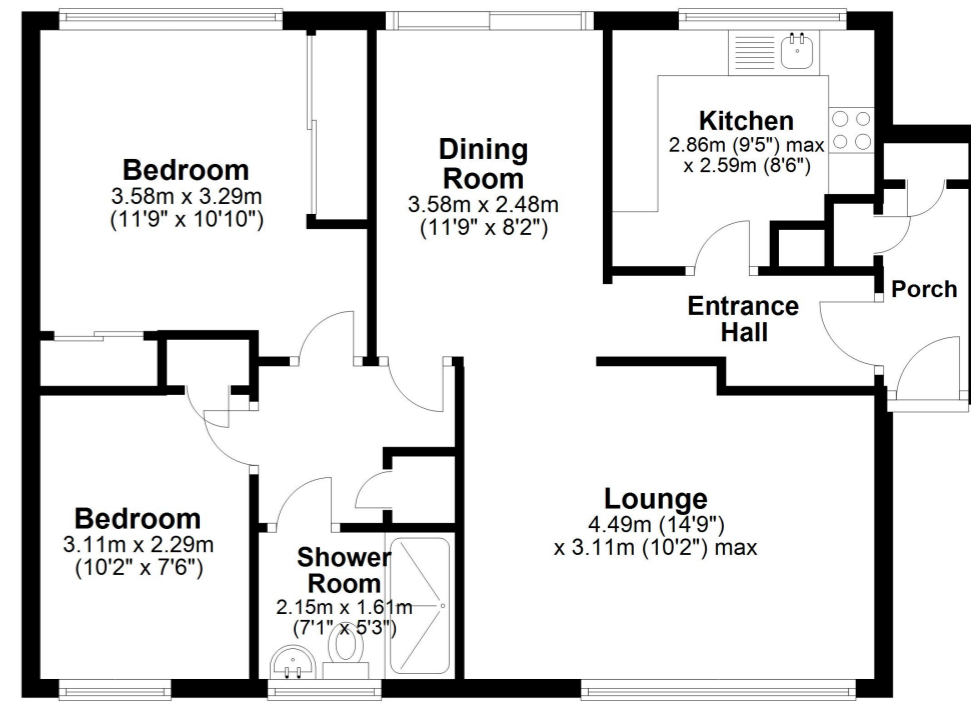
Off Road Parking

Rear Garden

Basement
Approx. 20.9 sq. metres (225.4 sq. feet)



Ground Floor
Approx. 66.6 sq. metres (716.6 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.

