

## 1 Athelstan Road

Folkestone  
CT19 6EU

**£199,995 FREEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL..... Burnap + Abel are delighted to offer this three bedroom end of terraced house situated in a popular residential location in Folkestone. The property is in need of a modernisation throughout and offers a lounge, dining room, kitchen, family bathroom and three bedrooms. Additional benefits include a private rear courtyard and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.





**Porch**

**Lounge**

14' 9" x 13' 3" (4.50m x 4.04m)

**Dining Room**

11' 3" x 10' 10" (3.43m x 3.30m)

**Kitchen**

8' 4" x 5' 0" (2.54m x 1.52m)

**First Floor Landing**

**Bedroom One**

13' 6" x 10' 10" (4.11m x 3.30m)

**Bedroom Two**

10' 2" x 8' 7" (3.10m x 2.62m)

**Second Floor Landing**

**Bedroom Three**

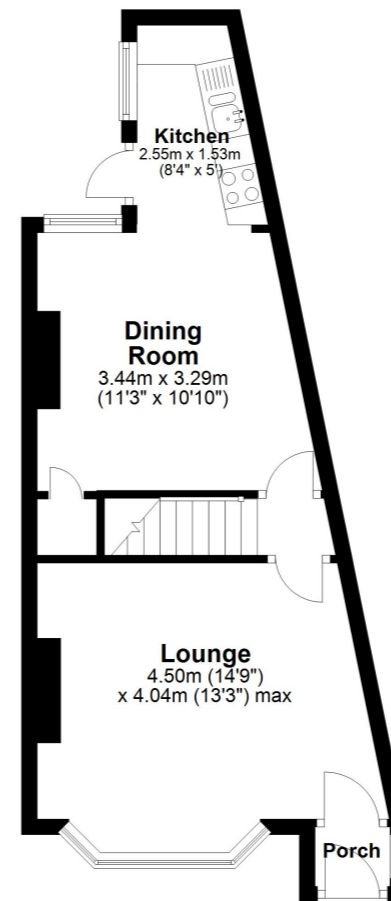
13' 10" x 9' 0" (4.22m x 2.74m)

**Bathroom**

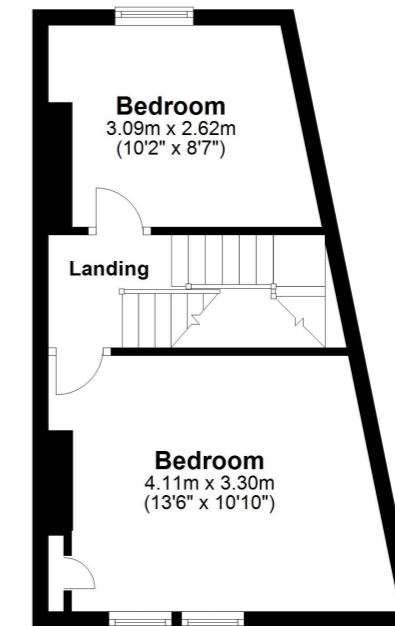
10' 8" x 8' 7" (3.25m x 2.62m)

**Rear Garden**

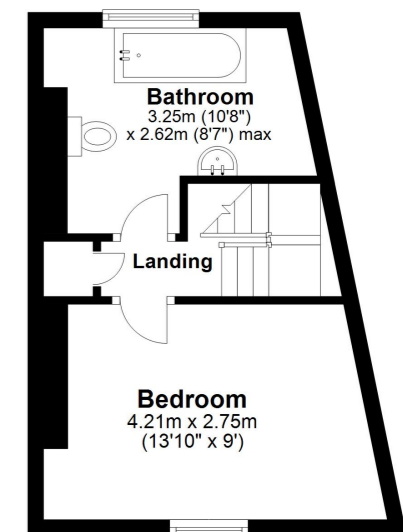
**Ground Floor**  
Approx. 32.8 sq. metres (353.2 sq. feet)



**First Floor**  
Approx. 27.9 sq. metres (300.1 sq. feet)



**Second Floor**  
Approx. 23.5 sq. metres (252.9 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.

