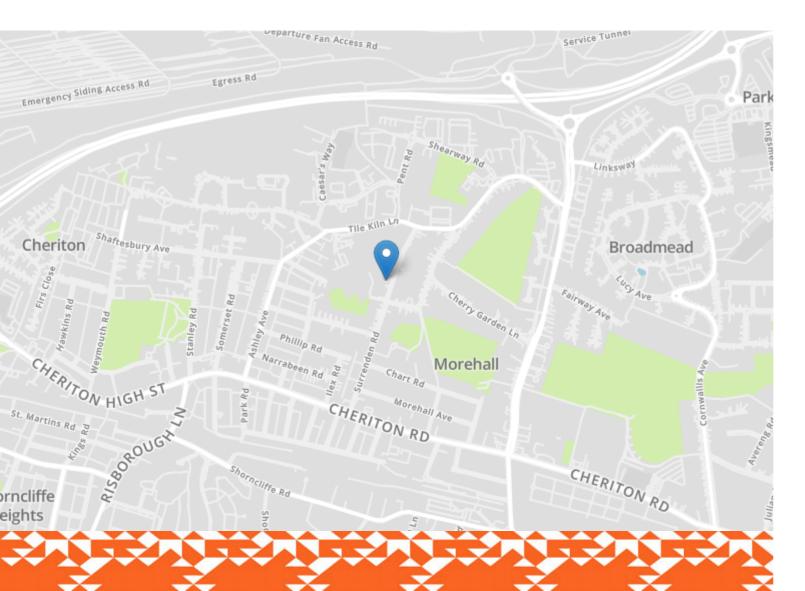


Burnap + Abel 4 Sandgate Road Folkestone Kent CT20 2BZ **Email** folkestone@burnapandabel.co.uk

Phone 01303 258590

www.burnapandabel.co.uk





Burnap + Abel 4 Sandgate Road Folkestone Kent

CT20 2BZ

**Email** folkestone@burnapandabel.co.uk

Phone 01303 258590

www.burnapandabel.co.uk



# 74 Surrenden Road

Folkestone CT19 4AG

# £425,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 3 bedroom semi-detached house on Surrenden Road, Folkestone. This property is perfect for someone looking to put their own stamp on a home, as it is in need of modernisation. Located in a sought after area close to excellent schools, this property offers a lounge, kitchen, and an extended dining room. With three spacious bedrooms and ample space throughout, this house has great potential to become your dream home. With a large rear garden, parking and garage, this home really has it all. Don't miss out on the opportunity to transform this property into a beautiful family home. Contact us today to schedule a viewing and make your dreams of homeownership a reality on Surrenden Road.





# Porch

#### **Entrance Hall**

#### Lounge

14' 1" x 11' 11" (4.29m x 3.63m)

# **Reception Two**

11' 11" x 10' 11" (3.63m x 3.33m)

## **Dining Room**

13' 11" x 7' 10" (4.24m x 2.39m)

## Kitchen

10' 11" x 10' 4" (3.33m x 3.15m)

W.C

# **First Floor Landing**

#### **Bedroom One**

14' 1" x 12' 0" (4.29m x 3.66m)

#### **Bedroom Two**

14' 2" x 11' 11" (4.32m x 3.63m)

#### **Bedroom Three**

10' 4" x 7' 11" (3.15m x 2.41m)

## **Bathroom**

9' 6" x 6' 6" (2.90m x 1.98m)

### Garage

15' 4" x 8' 6" (4.67m x 2.59m)

### Driveway

#### **Rear Garden**

#### Please note;

The property has an issue with water ingress on the middle floor affecting both bedrooms on the south facing side (right as you face the front of the property). Believed to be being caused by defective render. The property has been priced to sell with the issues in place and the current vendor is not going to investigate or fix the problem.



Total area: approx. 135.2 sq. metres (1455.5 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 Planlp.



