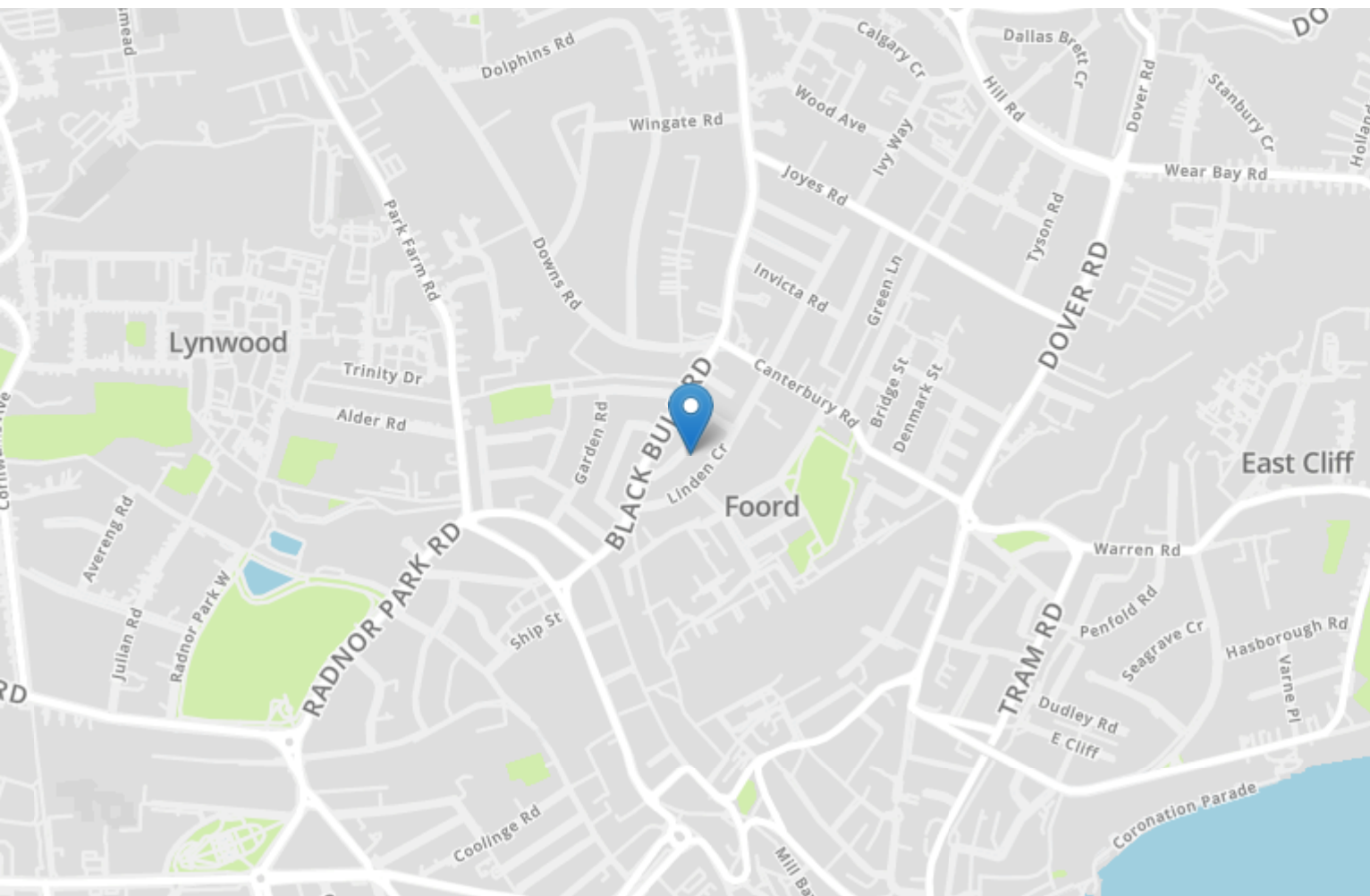


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 56 Fernbank Crescent

Folkestone  
CT19 5SF

**£220,000 FREEHOLD**

Draft Details... Offers in Excess of £220,000 | 2 Bedroom Terraced House | Popular Residential Location | Close Proximity to Schools & Shops | Double Glazed | Gas Central Heating (Serviced May 2024) | Low Maintenance Rear Garden | Ideal First Time Buy or Buy-to-Let Investment... Burnap + Abel are delighted to offer onto the market this 2/3 bedroom mid terraced house situated on the popular Fern Bank Crescent, Folkestone. The property would be well suited to small families, first time buyers or buy-to-let investors and consists of two reception rooms, kitchen, family bathroom, study and two double bedrooms. Additional benefits include a low maintenance rear garden, double glazing and gas central heating. Located within the heart of Folkestone, this house is within walking distance to an array of popular Folkestone landmarks such as Sunny Sands beach, Harbour Arm, Folkestone Town Centre, a variety of local schools and shops and public transport routes. The town of Folkestone has become one of the most sought after locations within the South East with its sunny beaches, pleasant coastal and hillside walks, fantastic eateries & bars as well as its easy access routes to the Capital City of London via the M20 or HS1 train services departing from Folkestone Central Train Station. For your chance to view, please call sole agents Burnap + Abel now on 01303 258590.





## Entrance Hall

A useful long hallway with carpeted flooring and radiator.

## Dining Room

3.86m x 3.34m (12'8" x 10'11"). A good sized dining area with carpeted flooring, double glazed window and radiator.

## Lounge

4.31m x 3.44m (14'2" x 11'3"). A spacious lounge with open fireplace, carpeted flooring, double glazed window and radiator. Leading to;

## Kitchen

2.86m x 2.36m (9'5" x 7'9"). A mix of wall and base units with sink and integrated cooker hood and space for a freestanding cooker, washing machine, dishwasher and fridge freezer. The kitchen also houses a wall mount gas combination boiler (serviced May 2024) and is finished with tiled flooring, double glazed window and heated towel rail. Rear door leading to garden.

## Bathroom

2.20m x 1.66m (7'3" x 5'5"). A bright bathroom with bath and overhead shower, hand wash basin, low level W.C., double glazed window, heated towel rail and tiled flooring.

## Bedroom One

4.32m x 3.48m (14'2" x 11'5"). Spacious double bedroom with storage cupboard, carpeted flooring, radiator and double glazed window. Leading to:

## Study

2.89m x 2.41m (9'6" x 7'11"). Currently being used as a home gym, this room offers a variety of uses either as a study/office, third bedroom, gym or play room.

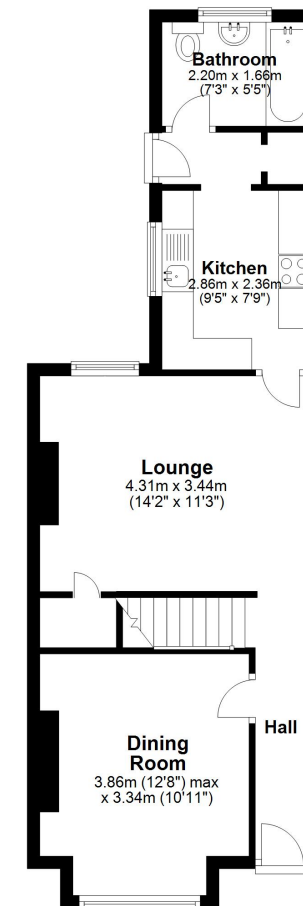
## Bedroom Two

4.32m x 3.26m (14'2" x 10'8"). Another generously sized double bedroom with storage cupboards, carpeted flooring, radiator and two double glazed windows.

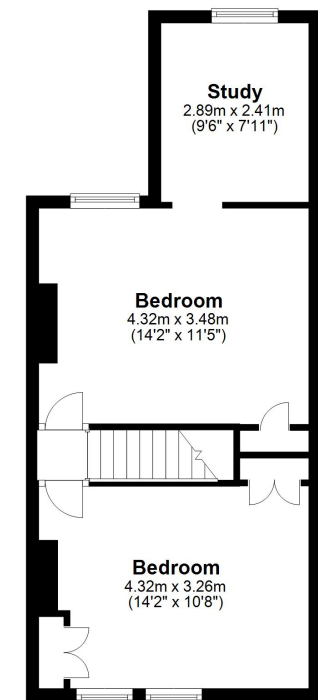
## Garden

A low maintenance rear garden with patio and decking. There is also a shed currently being used as and outside bar.

**Ground Floor**  
Approx. 47.5 sq. metres (510.9 sq. feet)



**First Floor**  
Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 88.2 sq. metres (949.5 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 PlanUp.

