

## **20 Ethelbert Road**

Folkestone  
CT19 6EX

**£270,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this three bedroom mid terraced house situated in a popular residential location in Folkestone. Situated within walking distance of Folkestone Central Train Station, Folkestone Town Centre and Primary Schools, this family home has been tastefully refurbished by the current owners. The accommodation comprises lounge, separate dining room, kitchen, family bathroom and three bedrooms. Additional benefits include an enclosed rear garden, double glazing and gas central heating. For your chance to view call sole agent Burnap + Abel now on 01303 258590.





**Entrance Hall**

With staircase to first floor, radiator and door leading on to;

**Lounge**

12' 1" x 9' 10" (3.68m x 3.00m)

**Dining Room**

13' 3" x 10' 11" (4.04m x 3.33m)

**Kitchen**

13' 10" x 7' 5" (4.22m x 2.26m)

**First Floor Landing**

With staircase to second floor, storage cupboard and doors leading on to;

**Bedroom One**

13' 3" x 10' 11" (4.04m x 3.33m)

**Bedroom Two**

13' 4" x 8' 8" (4.06m x 2.64m)

**Second Floor Landing**

With loft access hatch, doors leading on to;

**Bedroom Three**

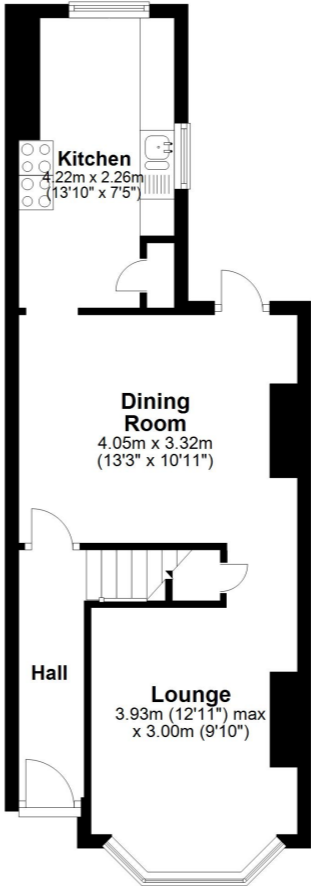
12' 4" x 8' 9" (3.76m x 2.67m)

**Bathroom**

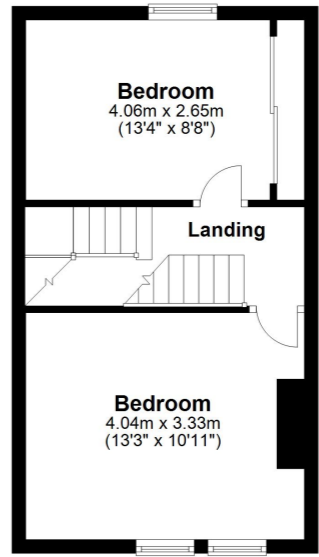
12' 4" x 8' 8" (3.76m x 2.64m)

**Rear Garden**

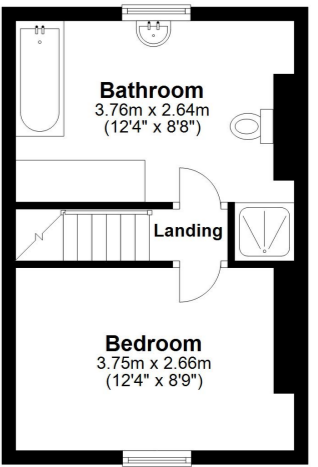
**Ground Floor**  
Approx. 40.2 sq. metres (432.6 sq. feet)



**First Floor**  
Approx. 30.9 sq. metres (332.1 sq. feet)



**Second Floor**  
Approx. 24.8 sq. metres (267.4 sq. feet)



Total area: approx. 95.9 sq. metres (1032.1 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.

