

## 261 Downs Road

Folkestone  
CT19 5TH

**£300,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 3 bedroom link detached house located on the desirable Downs Road in Folkestone. Step inside to find a spacious lounge/diner perfect for entertaining guests or relaxing with family. The modern kitchen offers ample space for meal preparation, while the sleek bathroom provides a calm retreat after a long day. Enjoy the convenience of a garage and parking, ensuring you never have to worry about finding a spot again. The low maintenance garden is ideal for enjoying the outdoors without the hassle of extensive upkeep. Best of all, this property is being offered with no chain, making it ready for you to move in and make it your own. Don't miss out on the opportunity to call this delightful house your new home. Schedule a viewing today with sole agent Burnap + Abel.



**Entrance Hall**

**Lounge/Dining Room**

16' 8" x 14' 4" (5.08m x 4.37m)

**Kitchen**

10' 10" x 8' 2" (3.30m x 2.49m)

**First Floor Landing**

**Bedroom One**

11' 5" x 8' 2" (3.48m x 2.49m)

**Bedroom Two**

11' 1" x 8' 2" (3.38m x 2.49m)

**Bedroom Three**

8' 8" x 6' 0" (2.64m x 1.83m)

**Bathroom**

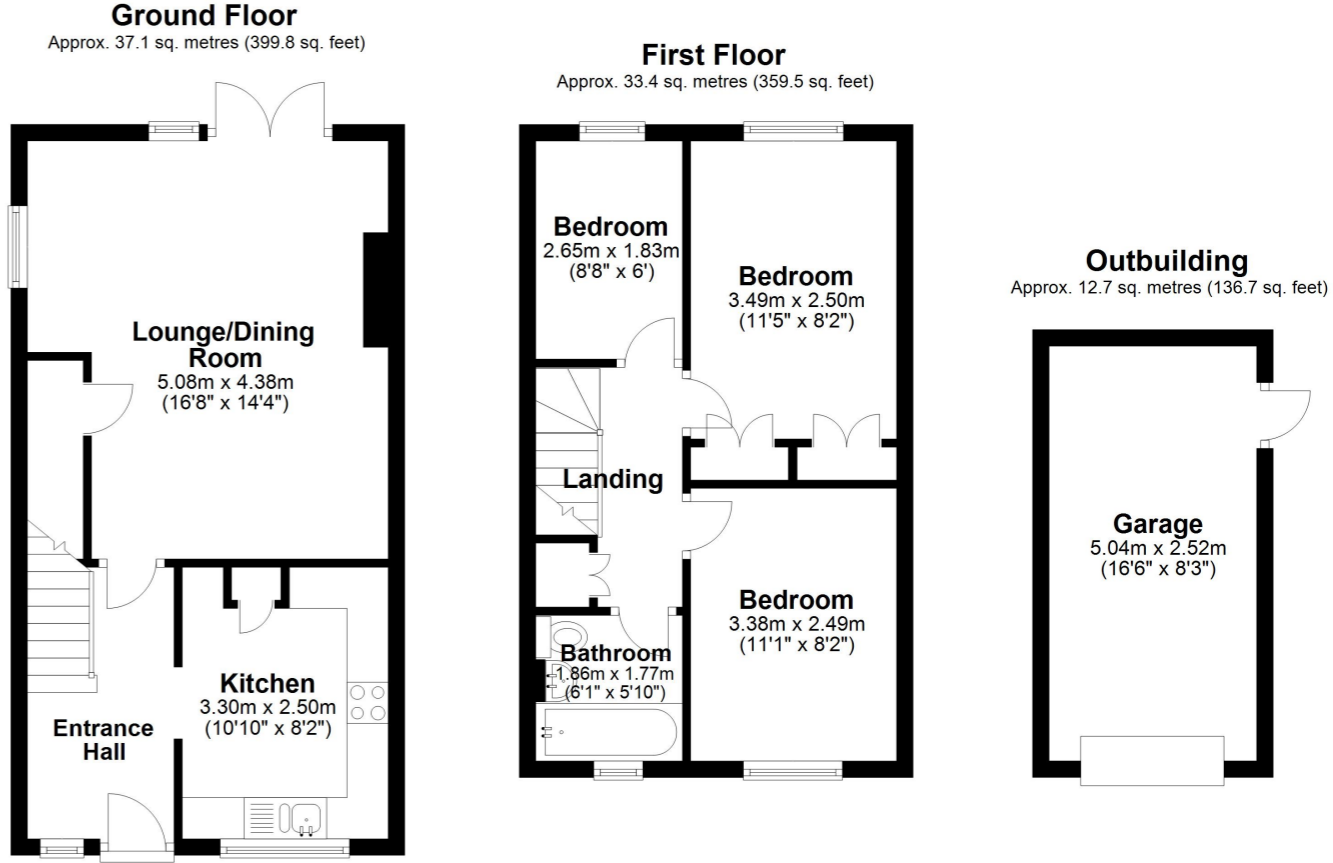
6' 1" x 5' 10" (1.85m x 1.78m)

**Rear Garden**

**Garage**

16' 6" x 8' 3" (5.03m x 2.51m)

**Off Road Parking**



Total area: approx. 83.2 sq. metres (896.0 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.

