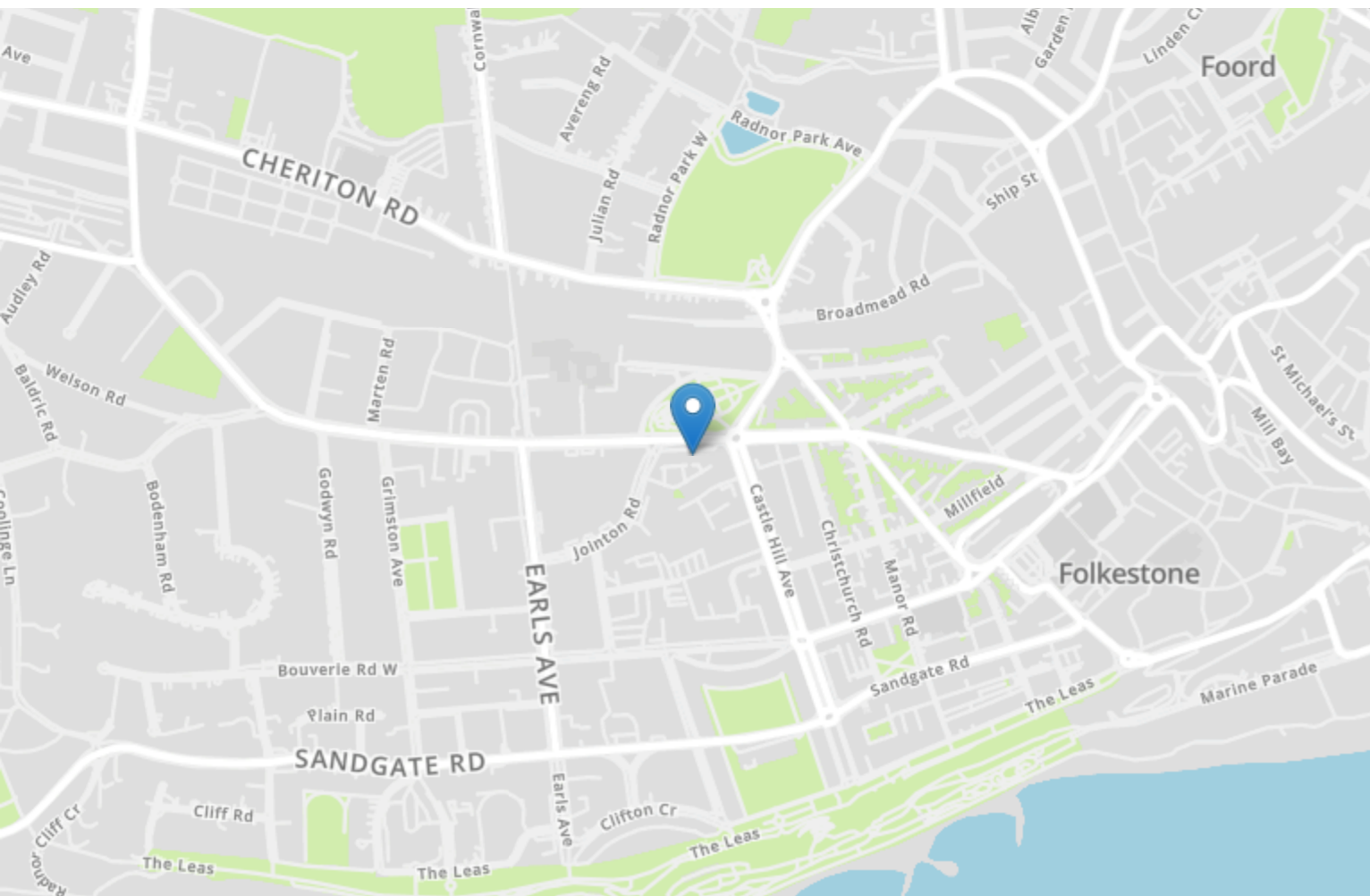


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1 Snowdrop Walk Shorncliffe Road

Folkestone
CT20 2UQ

£650,000 FREEHOLD

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Burnap + Abel are happy to offer this deceptively spacious 4/5 bedroom end of terraced townhouse conveniently located close to Folkestone Central Station. Situated just a short distance to the HS1 link directly to London and local shops and amenities makes this large family house a perfect home.

The property is one of few in the row with beautiful high ceilings throughout. It also boasts four/five double bedrooms, two of which have en-suite shower rooms finished to a high specification. An open plan kitchen/dining room where the kitchen has been fitted with an elegant shaker kitchen with an integrated double oven with induction hob and extractor fan, dishwasher and fridge/freezer. Wood effect worktops with tiled flooring throughout. Doors onto the rear balcony overlooking the garden. A cosy lounge with a large bay window with no neighbours overlooking giving it that sense of privacy and calmness. The utility room has matching units to the kitchen and home to a washing machine and tumble dryer, another sink with worktop space. The family bathroom has a bath with handheld shower, WC, hand basin and separate walk in shower. Tile surround and flooring. A large garage that would make a great gym/ work space or to store a car.

Additional benefits include TRIPLE glazed windows and a large rear garden with off road parking. The building warranty has approximately 7 years remaining.

Contact Burnap + Abel on 01303258590 to organise a viewing.

www.burnapandabel.co.uk



Lounge

3.88m x 5.04m (12' 9" x 16' 6")

Kitchen/Diner

3.87m x 7.07m (12' 8" x 23' 2")

Bedroom 1

3.43m x 3.96m (11' 3" x 13' 0")

En-Suite to Bedroom 1

Bedroom 2

3.05m x 4.4m (10' 0" x 14' 5")

En-Suite to Bedroom 2

Bedroom 3

3.35m x 3.88m (11' 0" x 12' 9")

Bedroom 4

3.28m x 3.6m (10' 9" x 11' 10")

Study/Bedroom 5

2.31m x 3.59m (7' 7" x 11' 9")

Family Bathroom

1.98m x 3.53m (6' 6" x 11' 7")

Utility Room

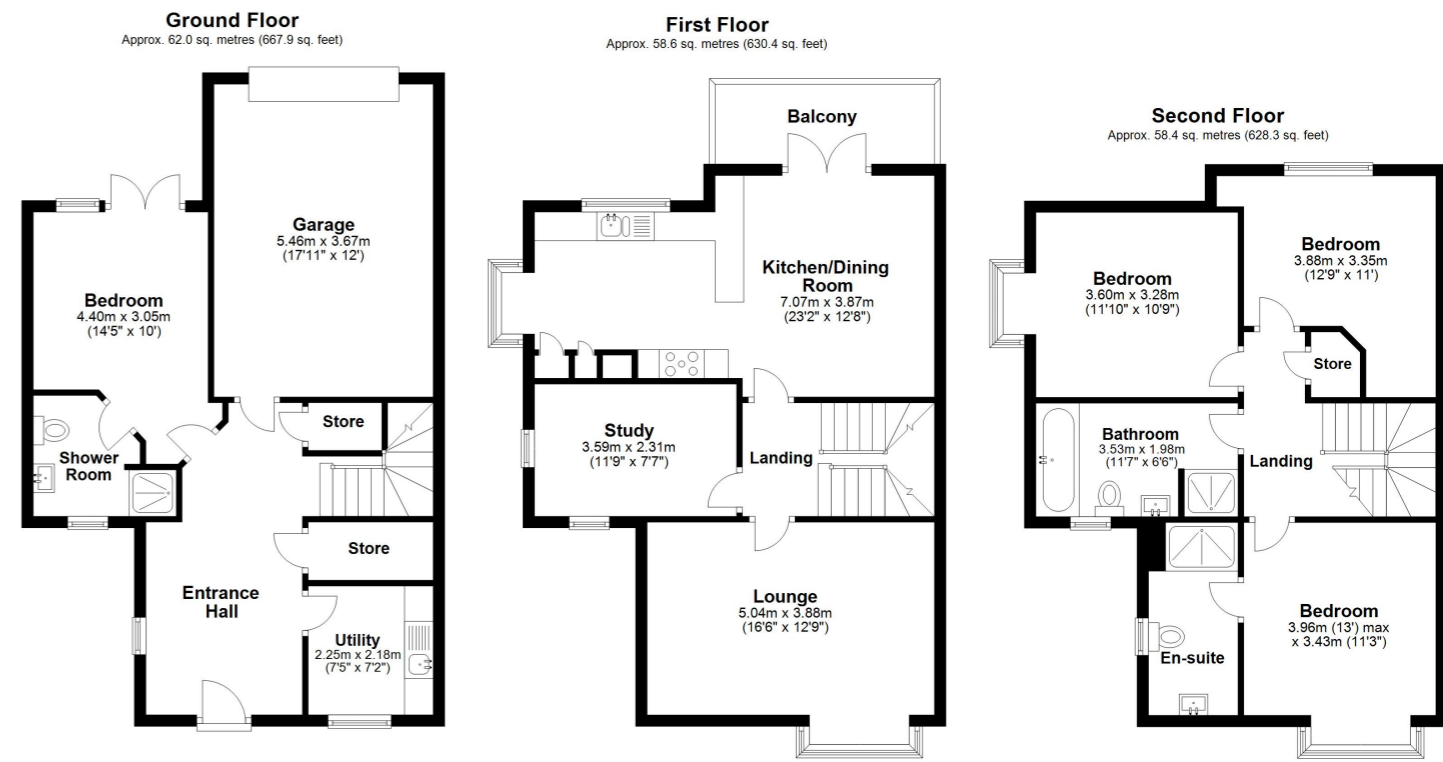
2.18m x 2.25m (7' 2" x 7' 5")

Garage

3.67m x 5.46m (12' 0" x 17' 11")

Service Charges

There are proposed service charges to maintain the exterior and communal parts of the development, nothing has yet been set up by the managing agent.



Total area: approx. 179.0 sq. metres (1926.6 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.

