



Guide Price

£300,000

Freehold

4x  1x  2x 

**St. Michael's Street,
Folkestone, Kent, CT20**

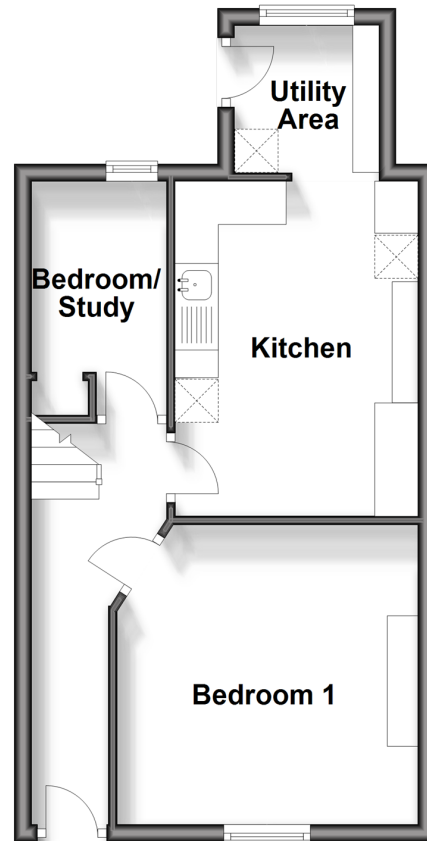
OVER 60?

Secure this property
for up to **59% less!**

Wards

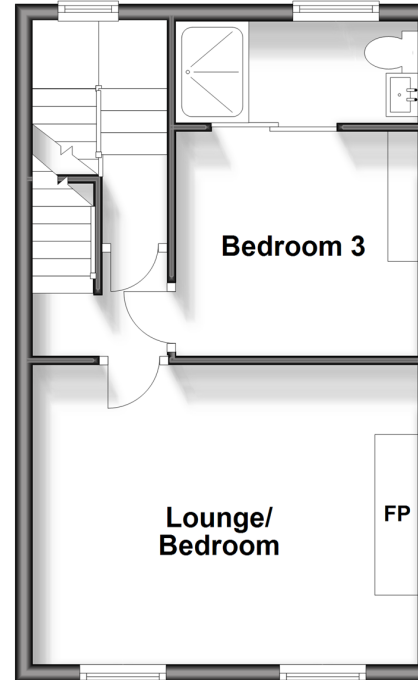
Helping you move forwards

Lower Ground Floor
Approx. 36.2 sq. metres (389.5 sq. feet)



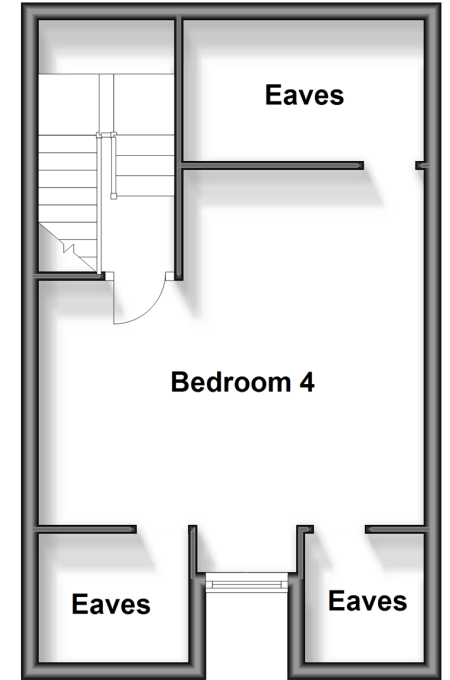
First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



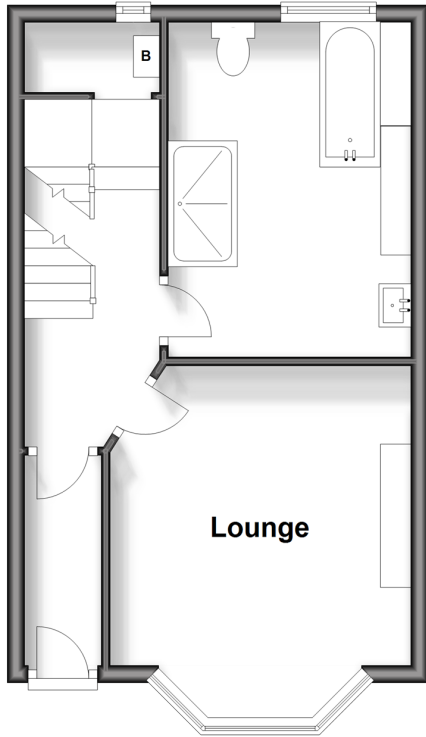
Second Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Upper Ground Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



Accommodation

UPPER-GROUND FLOOR

Entrance Hall

Lounge: 13'1 x 10'0 (3.99m x 3.05m)

Bathroom: 12'1 x 9'0 (3.69m x 2.75m)

Separate Toilet

LOWER-GROUND FLOOR

Hallway

Kitchen: 12'1 x 9'0 (3.69m x 2.75m)

Bedroom 1: 11'0 x 9'1 (3.36m x 2.77m)

Bedroom/Study: 7'0 x 5'0 (2.14m x 1.53m)

Utility Area: 6'0 x 5'1 (1.83m x 1.55m)

FIRST FLOOR

Landing

Lounge/Bedroom: 14'0 x 11'0 (4.27m x 3.36m)

Bedroom 3: 9'0 x 3'1 (2.75m x 0.94m)

En-suite: 9'0 x 3'1 (2.75m x 0.94m)

SECOND FLOOR

Landing

Bedroom 4: 8'0 x 8'0 (2.44m x 2.44m)

Eaves

OUTSIDE

Front Garden

Rear Garden



Main features

- Spacious and extremely versatile layout split over four floors
- Situated in a very sought after location close to the beach/harbour
- Ideal for extending or conversion of flats, subject to planning
- Generous sized rear garden
- Short walk to town, good schools and Folkestone Central Train Station



Nearest Schools

Primary Schools: Folkestone, St Peter's C of E Primary 0.1 miles, St Eanswythe's C of E Primary 0.1 miles

Secondary Schools: Oakwood School 0.6 miles, Highview School 0.6 miles, The Harvey Grammar School 1.1 miles



Transport Information

Train Stations: Folkestone Central 0.6 miles, Folkestone West High Speed Link 1.3 miles, Sandling 5.1 miles



Address

St. Michael's Street, Folkestone, Kent, CT20



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Folkestone Branch 01303 256505 ■ wardsof Kent.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: **C(10)** POTENTIAL: **B(87)**

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