



**Price**  
**£270,000**

**Freehold**

2x  1x  1x 

**Risborough Lane,  
Folkestone, Kent, CT20**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Well presented throughout with charming original features
- Open plan lounge/diner, 2 double bedrooms & low maintenance garden
- Detached garage, ideal for home office or workshop
- Close to good schools, local amenities & Folkestone West - High speed access to London St Pancras

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge/Diner: 24'0 x 8'1 (7.32m x 2.47m)  
 Kitchen: 14'4 x 8'1 (4.37m x 2.47m)  
 Lean-to

### FIRST FLOOR

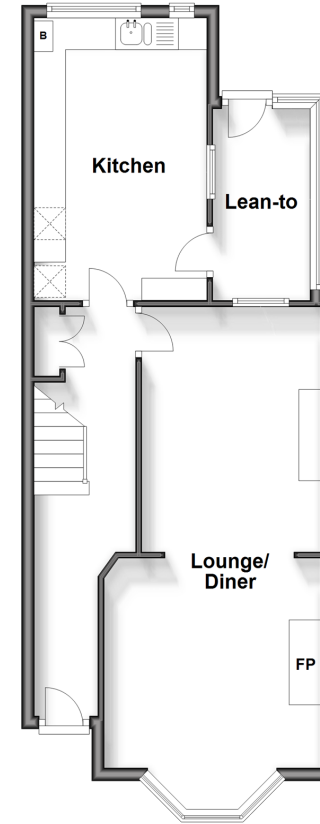
Landing  
 Bedroom 1: 13'0 x 12'0 (3.97m x 3.66m)  
 Bedroom 2: 12'1 x 8'1 (3.69m x 2.47m)  
 Bathroom

### OUTSIDE

Garage  
 Rear Garden

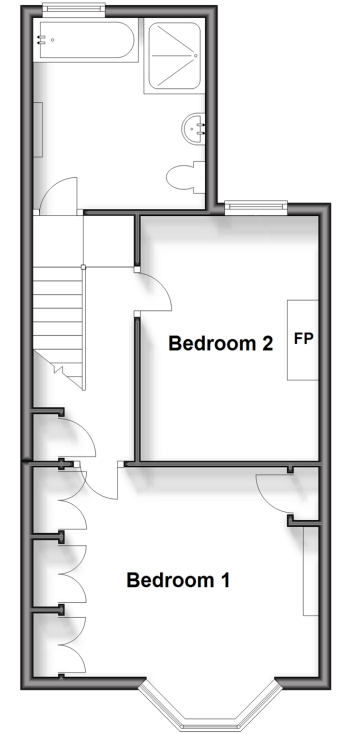
### Ground Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



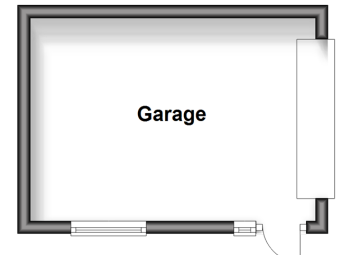
### First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



### Outbuilding

Approx. 14.6 sq. metres (156.7 sq. feet)



**Call Folkestone - 01303 256505 ■ [wardsfolkent.co.uk](http://wardsfolkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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