



Price
£290,000

Freehold

4x  1x  2x 

**Darby Road, Folkestone,
Kent, CT20**

Wards
Helping you move forwards



Main features

- **Great investment opportunity with potential to convert into flats - Subject to planning permission**
- **Recently refurbished throughout**
- **Versatile living accommodation over three floors**
- **Situated close to town and good local schools**
- **Short walk to Folkestone Central Station**

Accommodation

LOWER GROUND FLOOR

Hallway
 Kitchen: 11'0 x 10'0 (3.36m x 3.05m)
 Lounge: 13'1 x 13'1 (3.99m x 3.99m)
 Cloakroom

UPPER GROUND FLOOR

Landing
 Bedroom 3: 13'1 x 10'0 (3.99m x 3.05m)
 Bedroom 4: 10'1 x 6'1 (3.08m x 1.86m)

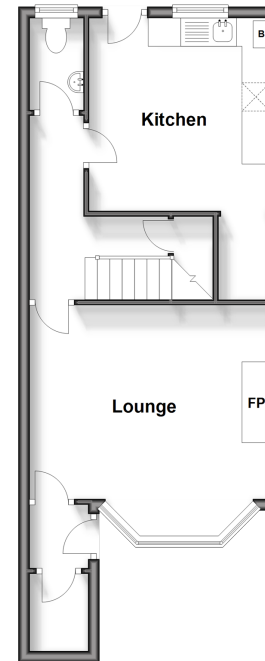
FIRST FLOOR

Landing
 Bedroom 1: 12'1 x 10'1 (3.69m x 3.08m)
 Bedroom 2: 12'1 x 11'0 (3.69m x 3.36m)

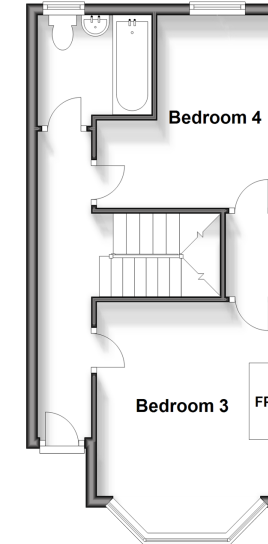
OUTSIDE

Rear Garden

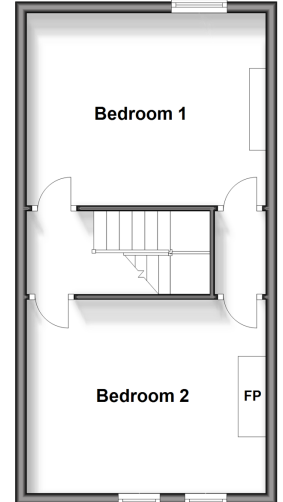
Lower Ground Floor
 Approx. 39.9 sq. metres (429.7 sq. feet)



Upper Ground Floor
 Approx. 36.0 sq. metres (387.4 sq. feet)



First Floor
 Approx. 36.6 sq. metres (394.4 sq. feet)



Call Folkestone - 01303 256505 ■ 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



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