



**Modern  
Auction**

**£400,000  
Freehold**

6x  4x  5x 

**Connaught Road,  
Folkestone, Kent, CT20**

*Wards*  
Helping you move forwards





## Main features

- **Tenants in situ - Currently let out as four individual flats - Cash buyers only - Chain free**
- **Short walk to town centre and train station**
- **For sale by Modern Auction T&Cs apply**
- **Subject to an undisclosed Reserve Price**
- **Buyers fees apply**



### Nearest Schools

Primary Schools: St Eanswythe's C of E Primary 0.6 miles, Castle Hill Community Primary 0.6 miles

Secondary Schools: Highview School 1.0 miles, Oakwood School 1.1 miles, The Harvey Grammar School 1.2 miles



### Transport Information

Train Stations: Folkestone Central 0.7 miles, Folkestone West High Speed Link 1.2 miles, Dover Priory 6.3 miles

## Accommodation

### LOWER GROUND FLOOR

Hallway

Lounge: 22'1 x 10'0 (6.74m x 3.05m)

Kitchen: 9'1 x 5'0 (2.77m x 1.53m)

Bedroom 1: 16'0 x 12'1 (4.88m x 3.69m)

Bedroom 2: 13'0 x 4'1 (3.97m x 1.25m)

Bathroom: 7'0 x 5'0 (2.14m x 1.53m)

### UPPER GROUND FLOOR

Landing

Lounge: 16'1 x 9'1 (4.91m x 2.77m)

Kitchen: 13'1 x 3'1 (3.99m x 0.94m)

Bedroom 3: 16'0 x 12'1 (4.88m x 3.69m)

Office

Bathroom

### FIRST FLOOR

Landing

Lounge: 18'1 x 12'1 (5.52m x 3.69m)

Kitchen: 9'1 x 9'0 (2.77m x 2.75m)

Bedroom 4: 15'1 x 11'0 (4.60m x 3.36m)

Bathroom

Separate Toilet

### SECOND FLOOR

Landing

Lounge: 18'1 x 13'0 (5.52m x 3.97m)

Kitchen: 10'7 x 6'0 (3.23m x 1.83m)

Bedroom 5: 13'2 x 6'1 (4.02m x 1.86m)

Bedroom 6: 8'0 x 7'1 (2.44m x 2.16m)

### OUTSIDE

Communal Gardens

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