



Guide Price
£220,000

Freehold

3x  1x  1x 

**Coolinge Road,
Folkestone, Kent, CT20**

OVER 60?

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

Wards
Helping you move forwards



Main features

- In need of full renovation - fantastic potential throughout
- Excellent links to London
- Spacious layout
- Private rear garden
- Ideal for investors, first-time buyers, or developers

Accommodation

GROUND FLOOR

Hallway

Lounge/Dining Area: 24'1 (7.35m) x 12'7 (3.84m) narrowing to 9'1 (2.77m)

Kitchen: 13'0 x 12'7 (3.97m x 3.84m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'4 x 11'5 (4.07m x 3.48m)

Bathroom

SECOND FLOOR

Landing

Bedroom 2: 13'4 x 11'6 (4.07m x 3.51m)

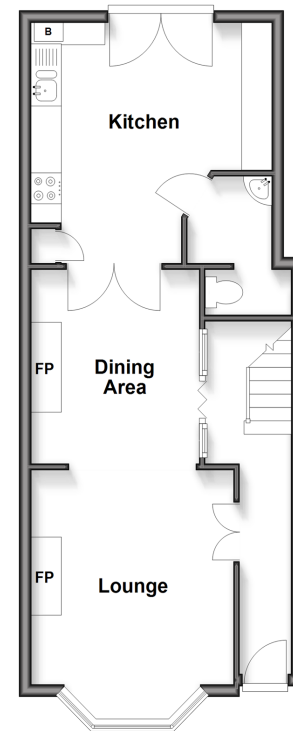
Bedroom 3: 11'2 x 8'4 (3.41m x 2.54m)

OUTSIDE

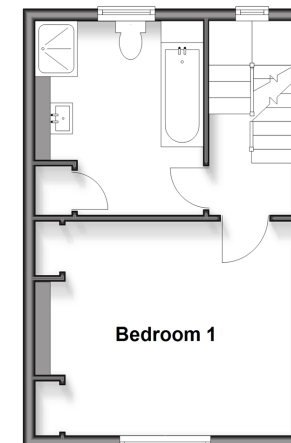
Front Garden

Rear Garden

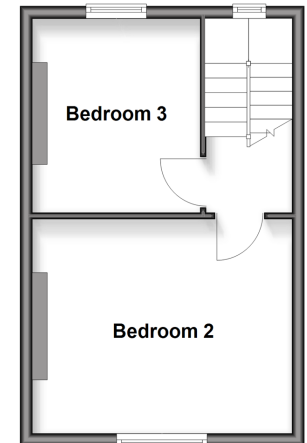
Ground Floor
Approx. 44.7 sq. metres (481.2 sq. feet)



First Floor
Approx. 28.7 sq. metres (309.3 sq. feet)



Second Floor
Approx. 28.7 sq. metres (309.3 sq. feet)



Call Folkestone - 01303 256505 ■ wardsofKent.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
- 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 50% less, by purchasing a Lifetime Lease.



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