



**Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**St. Martin's Road,  
Cheriton, Folkestone,  
Kent, CT20**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Extended semi-detached house in a peaceful cul-de-sac location
- Private driveway for two cars
- Landscaped gardens with lawn and patio area, ideal for outdoor living
- Newly fitted windows and bright conservatory
- Close to well regarded primary schools and excellent transport links

## Accommodation

### GROUND FLOOR

Porch

Lounge: 16'4 x 11'11 (4.98m x 3.63m)

Dining Area: 11'11 x 10'2 (3.63m x 3.10m)

Kitchen: 14'2 x 11'10 (4.32m x 3.61m)

Conservatory: 14'10 x 8'11 (4.52m x 2.72m)

Bathroom: 11'6 x 5'7 (3.51m x 1.70m)

### FIRST FLOOR

Landing

Bedroom 1: 13'5 x 11'2 (4.09m x 3.41m)

Bedroom 2: 9'2 x 8'10 (2.80m x 2.69m)

Bedroom 3: 12'0 x 6'9 (3.66m x 2.06m)

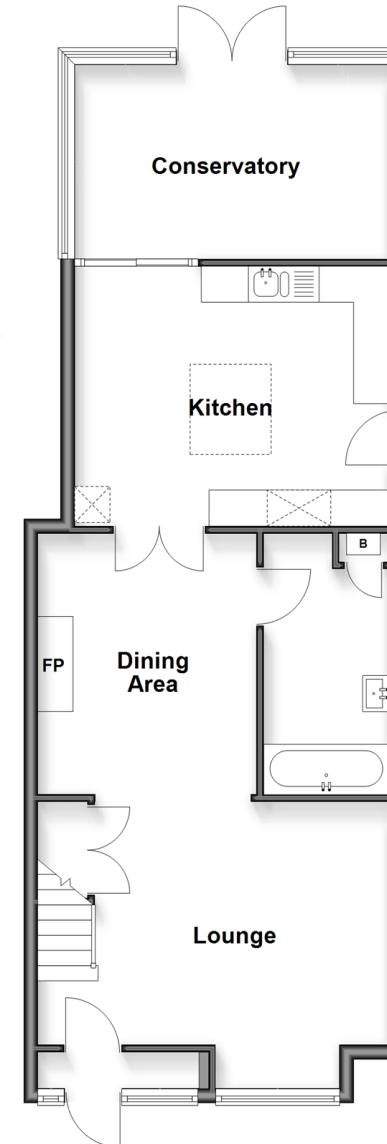
### OUTSIDE

Off Road Parking

Rear Garden

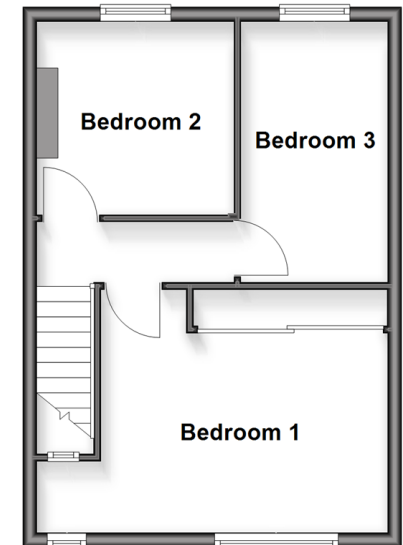
### Ground Floor

Approx. 66.9 sq. metres (719.6 sq. feet)



### First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



**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
- 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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