



## Dolphins Road, Folkestone

- REFURBISHMENT REQUIRED
- SEMI DETACHED
- GOOD SIZE GARDEN
- EPC F
- THREE BEDROOMS
- POTENTIAL FOR OFF ROAD PARKING
- TWO RECEPTION ROOMS

Asking Price £325,000

Tenure: Freehold

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Dolphins Road, Folkestone

## DESCRIPTION

Hunters are delighted to offer to the market this fabulous three bed semi detached home in Dolphins Road, Folkestone. The property needs full modernisation throughout but the foundations are there for this to be an amazing home!

Stepping inside you will find a welcoming hallway which takes you through the home. You will find from here a good size lounge, dining area and kitchen which all need refurbishment. Upstairs you will find three good size bedrooms including the master bedroom.

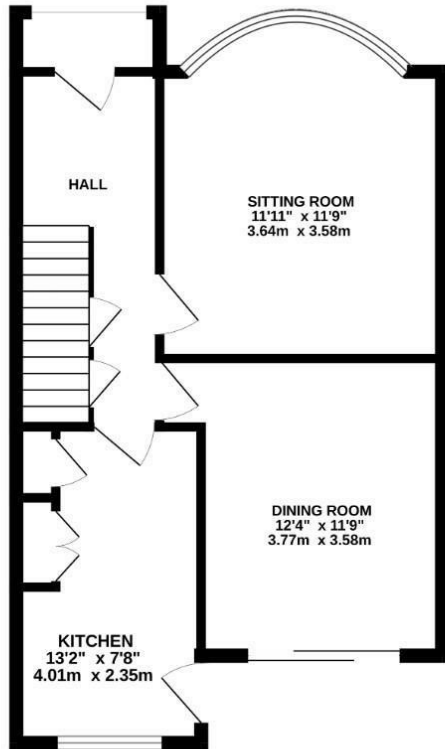
Outside you will find a large rear garden which requires attention but has so much potential to be a fantastic space!

There is also potential for off road parking at the front of the property subject to permission being granted from Folkestone and Hythe Council.

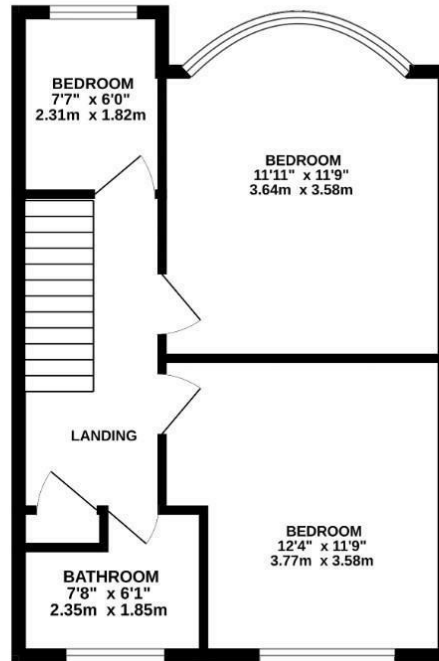
Call Hunters today to arrange your viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewing**

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

93-95 Sandgate Road, Folkestone, CT20 2BQ  
Tel: 01303 210335 Email: folkestone@hunters.com <https://www.hunters.com>



Council Tax: D

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>83</b>			<b>33</b>
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

