



## Downs Road, Folkestone

- THREE GOOD SIZE BEDROOMS
- DRIVEWAY
- BEAUTIFUL GARDEN
- GOOD CONDITION
- POPULAR LOCATION
- GARAGE
- TWO RECEPTION ROOMS
- EPC - D

Asking Price £350,000

Tenure: Freehold

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

# Downs Road, Folkestone

## DESCRIPTION

GUIDE PRICE - £350,000-375,000 - Nestled on the charming Downs Road in Folkestone, this delightful three-bedroom semi-detached home is an excellent opportunity for families seeking a comfortable and convenient living space. The property is presented in nice condition throughout, ensuring a welcoming atmosphere from the moment you step inside.

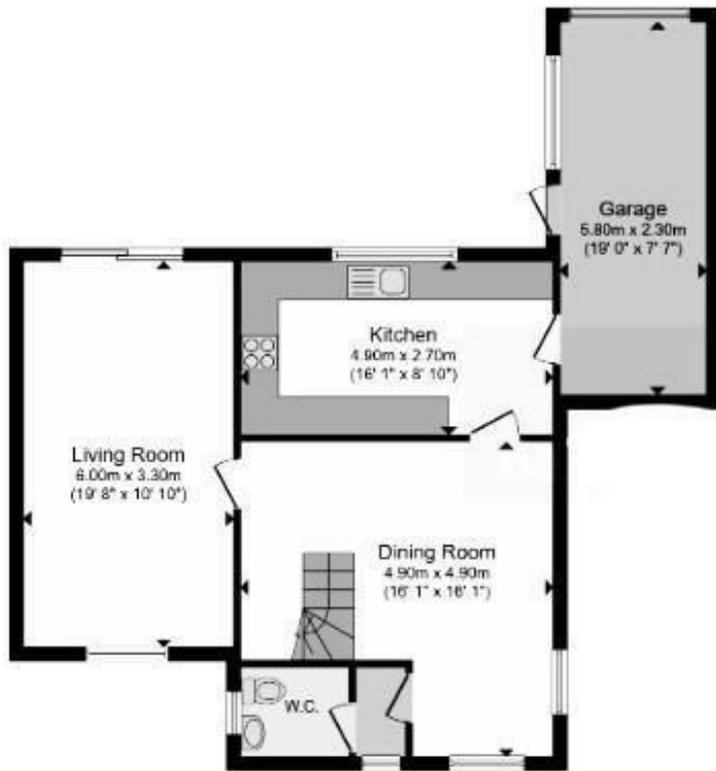
The home features two spacious reception rooms, perfect for family gatherings or entertaining guests. With three well-proportioned bedrooms, there is ample space for everyone to enjoy their own privacy. The bathroom is functional and well-maintained, catering to the needs of a modern family.

One of the standout features of this property is the garage and driveway, which can accommodate two to three vehicles, providing convenience and ease for busy households. Additionally, the absence of an onward chain allows for a smooth and straightforward purchasing process.

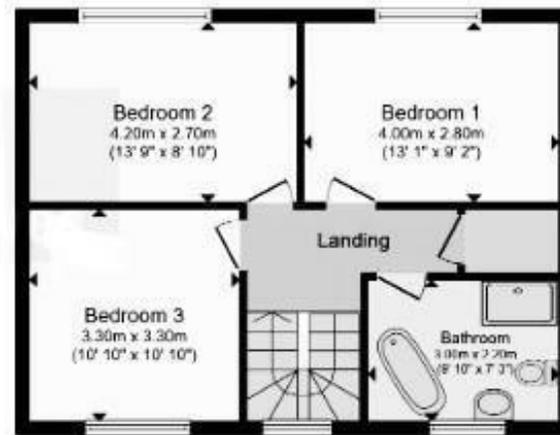
Situated in a fantastic location, this home is within walking distance to Folkestone Central station, making it ideal for commuters. Local bus routes are also readily available, enhancing accessibility to the surrounding areas. The neighbourhood is family-friendly, offering a sense of community and a variety of amenities nearby.

This semi-detached house is not just a property; it is a wonderful home that promises comfort and convenience in a desirable location. Whether you are a first-time buyer or looking to relocate, this residence is sure to meet your needs and expectations. Do not miss the chance to make this lovely house your new home.





**Ground Floor**



**First Floor**

Total floor area 123.1 m<sup>2</sup> (1,325 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**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](mailto:folkestone@hunters.com) <https://www.hunters.com>



**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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(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
		84	
		67	
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

