



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£280,000

Freehold

3x 1x 1x

**Hollands Avenue,
Folkestone, Kent, CT19**

Wards
Helping you move forwards



Main features

- Spacious and bright throughout
- Desirable area
- Close to links to London
- Over three floors with good sized loft room with potential to convert to fourth bedroom (subject to planning permission)
- Low maintenance rear garden



Accommodation

GROUND FLOOR

Porch

Hallway

Kitchen: 16'5 x 10'6 (5.01m x 3.20m)

Lounge/Diner: (L-shaped) 17'7 x 10'6 (5.36m x 3.20m) plus 7'9 x 10'6 (2.36m x 3.20m)

FIRST FLOOR

Landing

Bedroom 1: 13'9 x 8'8 (4.19m x 2.64m)

Bedroom 2: 13'8 x 7'7 (4.17m x 2.31m)

Bedroom 3: 10'5 x 9'2 (3.18m x 2.80m)

Bathroom

SECOND FLOOR

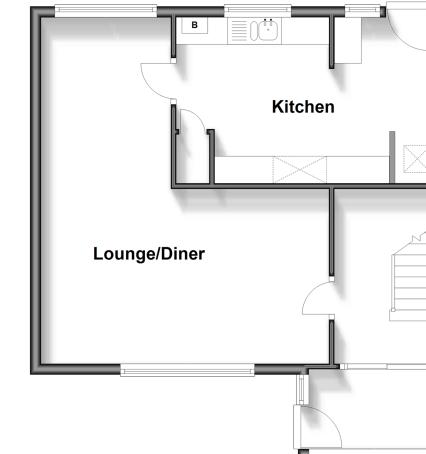
Loft Room

OUTSIDE

Front Garden

Rear Garden

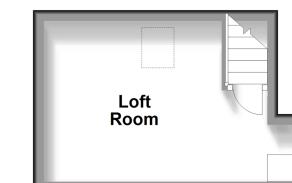
Ground Floor
Approx. 51.2 sq. metres (551.1 sq. feet)



First Floor
Approx. 47.3 sq. metres (508.8 sq. feet)



Second Floor
Approx. 13.0 sq. metres (140.3 sq. feet)



Call Folkestone - 01303 256505 ■ wardsofkent.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 59% less, by purchasing a Lifetime Lease



CURRENT:
D(67)

POTENTIAL:
C(72)



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