



**Guide Price**  
**£280,000**

**Freehold**

3x  1x  1x 

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

**OVER 60?**

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

*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

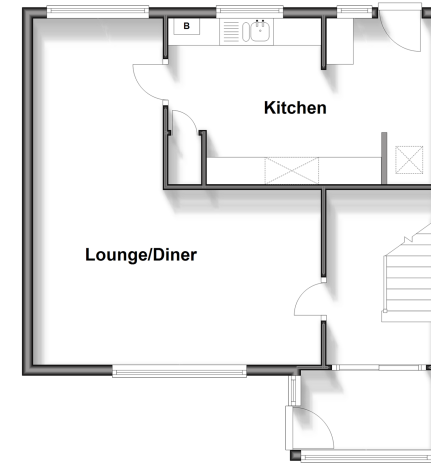
Loft Room

### OUTSIDE

Front Garden  
Rear Garden

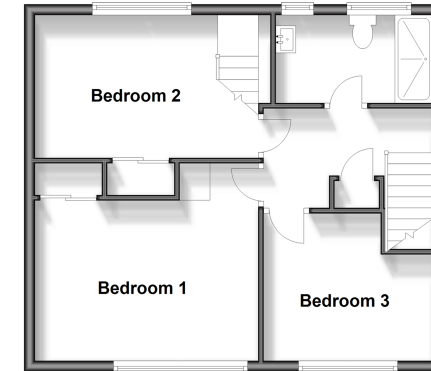
### Ground Floor

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



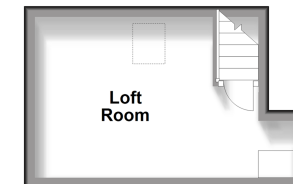
### First Floor

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



### Second Floor

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



**Call Folkestone - 01303 256505 ■ [wardsfolkent.co.uk](http://wardsfolkent.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



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