



## Broadmead Road, , Folkestone, Kent, CT19 5AN

- Available with no onward chain.
- 4 Bedrooms
- Kitchen
- Reduced Head Height Cellar
- Rear Garden
- 3 Storey Terraced Home
- Double Aspect Lounge/Dining Room
- Family Bathroom
- Double Glazed Windows and Doors
- Convenient for Folkestone Central Railway Station

**Asking Price £310,000**



# Broadmead Road, , Folkestone, Kent, CT19 5AN

## DESCRIPTION

Available to purchase with no onward chain is this substantial 3 storey terraced property conveniently located for Folkestone Central railway station and the tree lined recreation grounds of Radnor Park. This well proportioned family home offers accommodation to include on the ground floor a double aspect through lounge/dining room together with a separate kitchen.

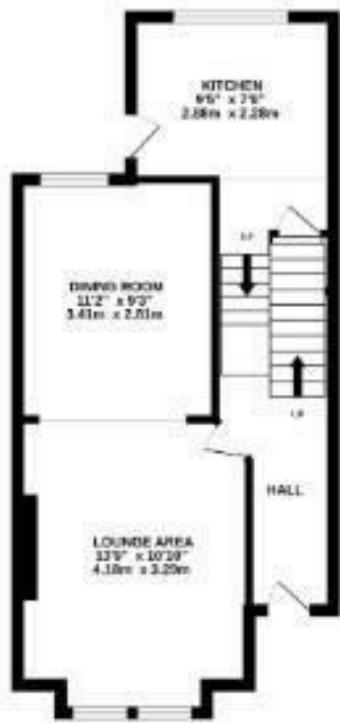
To the first floor there are 2 generous bedrooms along with a family bathroom. To the second floor there are a further 2 double bedrooms. Rooms to the rear upper floors enjoy an ever changing view over the town. In addition, there are useful cellar rooms which have a reduced head height ceiling. All windows and doors and doors are double glazed and a gas heating system is installed. To the rear there is an enclosed rear garden.

Radnor Park is a notable green space of around 21 acres and was donated to the people of Folkestone by the Earl of Radnor in 1886. It includes a mock-Tudor Lodge tea room, restored Victorian fountain and a fishing/boating lake. Folkestone Central Station is a short walk and provides a fast connection to London with the HS1 rail link.





GROUND FLOOR



1ST FLOOR



2ND FLOOR



### Viewings

Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.