TMS ESTATE AGENTS

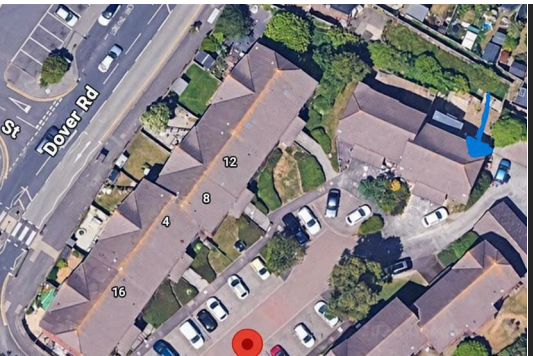


Lawrence Court, Dover Road, Folkestone, CT19 6QT

£1,450 Per Month

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- AVAILABLE DECEMBER 2026
- GARAGE AND PARKING
- NEW BATHROOM
- AIR SOURCE HEAT PUMP SYSTEM
- END OF TERRACE
- 3 BEDROOM FAMILY HOME
- REDECORATED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- UNFURNISHED
- GROUND FLOOR CLOAKROOM







AVAILABLE DECEMBER 2026 ~ 3 BEDROOM HOUSE WITH GARAGE & PARKING ~ REDECORATED THROUGHOUT

Currently undergoing redecoration, a new central heating system and new bathroom this 3 bedroom family home needs to be top of your viewing list.

TMS Estate Agents are delighted to offer this beautifully presented three-bedroom end-of-terrace home, recently redecorated throughout and finished to a high standard.

The property benefits from a spacious lounge, a modern fitted kitchen complete with built-in oven and hob, and a useful large larder cupboard providing additional storage. The ground floor features attractive new wood-effect flooring throughout, together with a downstairs cloakroom.

Upstairs, all three bedrooms have been newly carpeted, with two of the bedrooms benefiting from built-in wardrobes. A newly fitted family bathroom with shower over the bath completes the first-floor accommodation. Further storage is provided by two cupboards located on the landing.

Externally, the property enjoys a private rear garden, off-road parking, and the added benefit of a garage situated adjacent to the property. Additional features include double glazing and a new energy-efficient air source heat pump heating system.

Offered unfurnished and available soon, this superb family home is ideal for those seeking modern accommodation with excellent storage, parking, and outdoor space.

Perfectly located just a short stroll from Folkestone's vibrant Harbour Arm, the Creative Quarter and the town centre, the property is also within easy reach of a wide range of local amenities, well-regarded schools and excellent transport links.

Council Tax Band = C / EPC = D / The Deposit Is 5 Weeks Rent = £1673.07/ Holding Deposit = £334.61
For broadband speeds and phone coverage. please check through checker.ofcom.org.uk

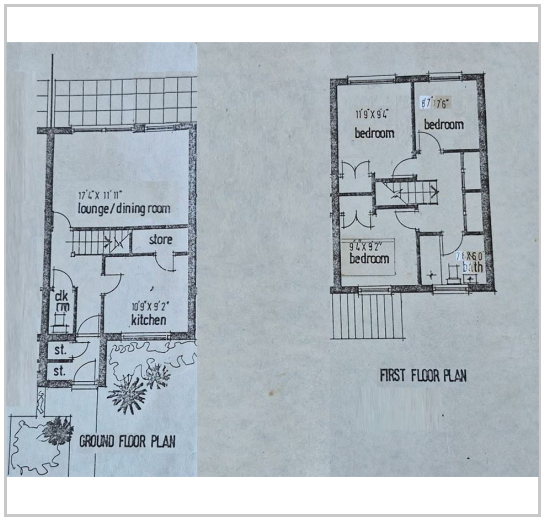
APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £43,500 PER ANNUM FOR AFFORDABILITY FOR THIS RENT.

Call TMS Estate Agents now to arrange your viewing.

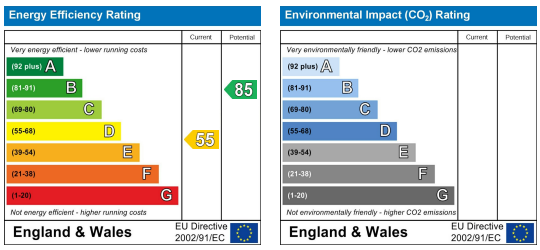
Area Map



Floor Plans



Energy Efficiency Graph



GROUND FLOOR

LOUNGE 17'4" x 11'11" (5.28m x 3.63m)

KITCHEN 10'9" x 9'2" (3.28m x 2.79m)

CLOAKROOM

FIRST FLOOR

BEDROOM 11'9" x 9'4" (3.58m x 2.84m)

BEDROOM 9'4" x 9'2" (2.84m x 2.79m)

BEDROOM 8'7" x 7'6" (2.62m x 2.29m)

BATHROOM

EXTERNAL

REAR GARDEN

GARAGE

AGENTS NOTE
Please note that some of the marketing photographs may have been enhanced using AI-assisted editing to improve image quality and presentation, while remaining a fair representation of the property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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