



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



34 BURROW ROAD, FOLKESTONE

£155,000 Freehold

**A TRADITIONAL STYLE TWO BEDROOM TERRACED
HOUSE FOR WORTHWHILE IMPROVEMENT IN
PLEASANT CUL-DE-SAC LOCATION**

NO CHAIN

HW1310178511



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34 Burrow Road Folkestone CT19 6DJ

**ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN,
TWO BEDROOMS, BATHROOM, SEPARATE W.C.,
REPLACEMENT DOUBLE GLAZING, REAR GARDEN**

Description

This popular style terraced house is situated in a pleasant near end of cul-de-sac location in the East Cliff area of Folkestone just over 1 mile from the town centre and High Speed rail services.

The house is of brick and rough cast elevations under a re-tiled main roof and with mostly UPVC replacement double glazed windows. It now retains many original character features and offers excellent potential for the modernisation required.

The accommodation comprises:-

PORCH

Half glazed door to:-

ENTRANCE HALL

LIVING ROOM (Front) 12'0" x 10'0" (3.66m x 3.05m)

Having tiled fireplace with decorative surround and gas point.

DINING ROOM (Rear) 13'7" x 10'0" (4.14m x 3.05m)

Having tiled fireplace, attractive fitted dresser, fitted cupboards to fireplace recess, understairs cupboard, window overlooking rear garden.

KITCHEN 8'6" x 7'0" (2.59m x 2.13m)

Having single drainer stainless steel sink, gas point for cooker, half glazed door to outside, walk-in larder cupboard.

Stairs to original match boarding to one side to:-

LANDING

Balustraded and having trap to loft, fitted carpet.

BEDROOM ONE (Front) 13'0" x 12'7" (3.96m x 3.84m)

Having original cast iron fireplace.

BEDROOM TWO (Rear) 13'6" x 8'3" (4.11m x 2.51m)

Having original cast iron fireplace, recessed wardrobe, window to rear.

BATHROOM

Having panelled bath, basin, electric wall heater, gas multipoint water heater.

SEPARATE W.C.

Having low level suite.

OUTSIDE

Narrow but good size rear garden area and built-in store.

COUNCIL TAX

Band B.

Tenure Freehold

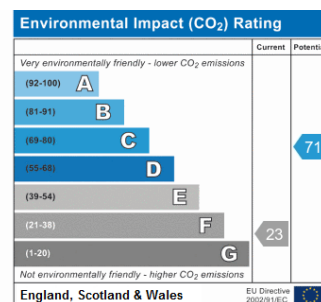
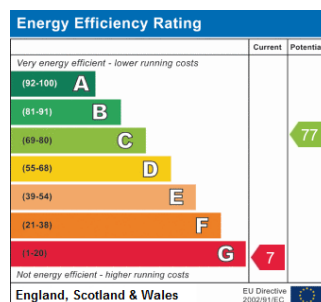
Postcode CT19 6DJ

Viewings Strictly by appointment only -
Property Reference HWALD_008511

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



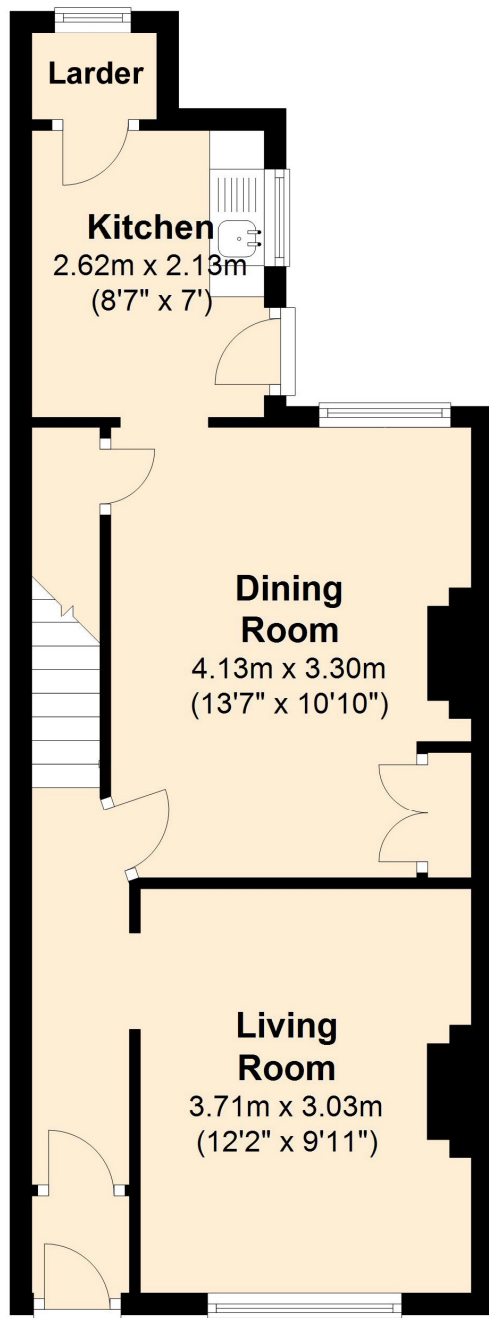






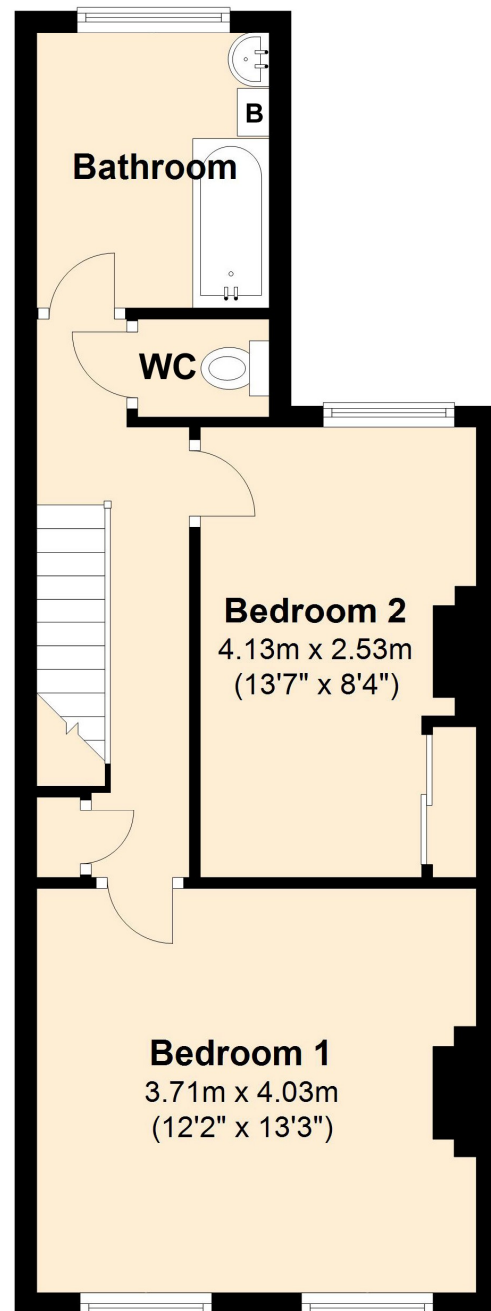
Ground Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



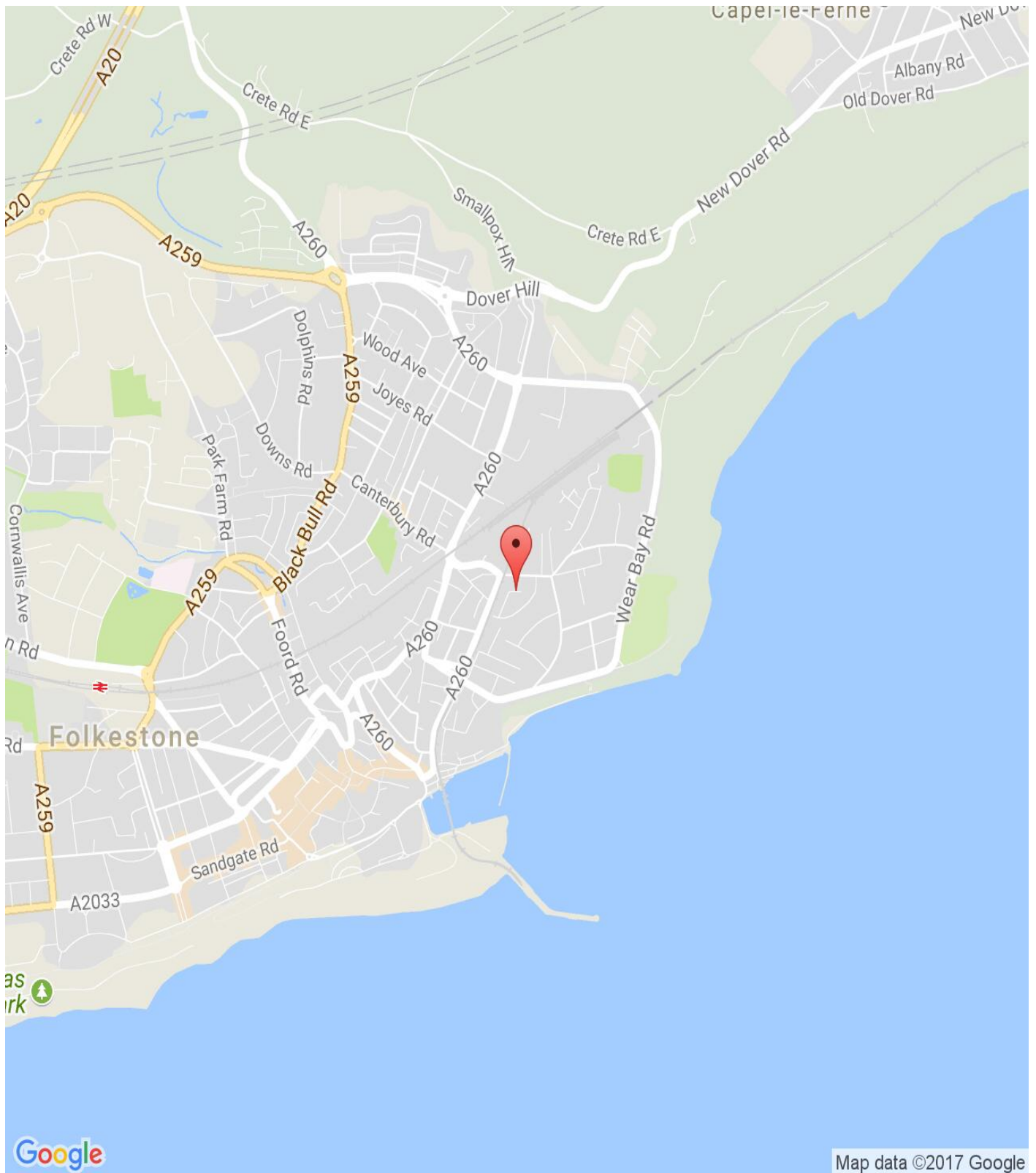
First Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



Total area: approx. 78.4 sq. metres (844.3 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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