



23 BOSCOMBE ROAD, FOLKESTONE

£240,000 Freehold

**FOUR BEDROOM HOUSE NEAR FOLKESTONE
CENTRAL STATION**

Offered to the market with no onward chain, this spacious four bedroom house also benefits from a large lounge diner and close proximity to Folkestone Central station and Radnor Park.



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Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co
Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

23 Boscombe Road Folkestone CT19 5BD

**FOUR BEDROOMS , FREEHOLD , NO ONWARD CHAIN , REQUIRING
MODERNISATION , THREE FLOORS , SPACIOUS LOUNGE DINER**

Description

Located within easy reach of Folkestone Central station and Radnor Park, this terraced house which is arranged over three floors offers plenty of potential and would make a fantastic family home.

Upon entry, you are met with a welcoming hallway which leads through to the lounge and combined dining room. From here there is a door leading out to the rear garden. Also off of the hall is the fitted kitchen and additional kitchen/utility area, also with a door to the garden. On the first floor the house boasts a generous master bedroom, a second double bedroom. The bathroom is at the rear of the property and is large enough for a bath and shower. The WC is separate. On the second floor, the property boasts two additional double bedrooms. Externally, the house appreciates an enclosed rear garden patio area and a small front garden.

Residents Permit parking is available separately.

The house would benefit from modernisation throughout.

Freehold

Tenure Freehold

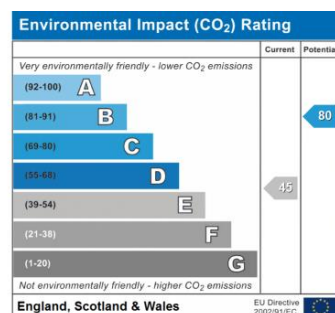
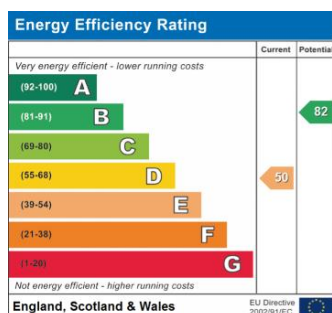
Postcode CT19 5BD

Viewings Strictly by appointment only -
Property Reference MOTIS_003624

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



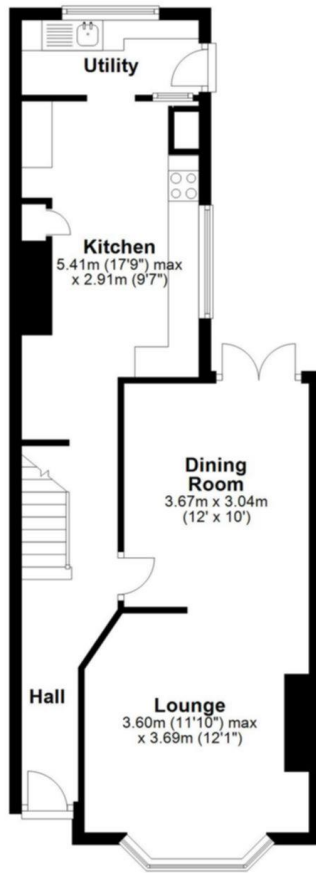






Ground Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



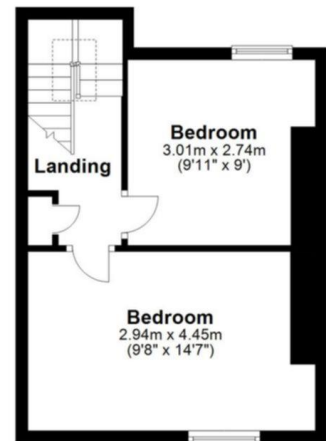
First Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



Second Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



Total area: approx. 130.5 sq. metres (1404.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



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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