



## Edward Road, Folkestone, Kent, CT19 5RQ

THREE BEDROOMS | ENCLOSED REAR COURTYARD | DOUBLE GLAZING | GAS CENTRAL HEATING  
LOCAL AMENITIES CLOSE BY | ACCESS TO MAINLINE TRAIN STATION | EPC D |

**Offers In Excess Of: £159,950**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters are pleased to offer this well presented three bedroom terraced home. The living space is arranged to provide two reception rooms, fitted kitchen leading out to the courtyard garden at the rear of the property. Next to the kitchen is a modernised family bathroom. On the first floor you will find two double bedrooms and a single bedroom.

This property is located in central Folkestone so you are close to all the local amenities, supermarkets, local shops and Folkestone Central station which is perfect for commuters as it takes just 54 minutes to London St.Pancras.



Energy Efficiency Rating	
Current	Potential
59	75

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
53	69

England & Wales EU Directive 2002/91/EC

**VIEWING ARRANGEMENTS** By appointment with Hunters 93 - 95 Sandgate Rd, Folkestone, Kent, CT20 2BQ | 01303 210335

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