



**35 Limes Road, Folkestone**

Offers in Region of **£375,000**







## 35 Limes Road

Folkestone

Three Bedroom modern detached property benefitting from NO ONWARD CHAIN, ensuite, cloakroom and secluded position within Cheriton. Within walking distance of Folkestone West Train Station! Call 01303 279955 to book a viewing!

Council tax band: E

Tenure: Freehold

- Modern Detached Family Home
- 3 Bedrooms
- Off Road Parking for 2 Vehicles
- Enclosed Gardens
- Ensuite to Master Bedroom
- Walking Distance to Folkestone West Train Station

**To offer on this property please contact us:**

**01303 279955**

[cheriton@andrewandco.co.uk](mailto:cheriton@andrewandco.co.uk)

**Entrance Porch**

**Lounge/Diner**

17' 8" x 16' 2" (5.38m x 4.93m)

**Cloakroom**

**Kitchen**

12' 8" x 7' 9" (3.86m x 2.36m)

**Landing**

**Bedroom**

10' 11" x 12' 10" (3.33m x 3.91m)

**En-Suite Shower Room**

**Bedroom**

8' 6" x 9' 3" (2.59m x 2.82m)

**Bedroom**

8' 6" x 7' 6" (2.59m x 2.29m)

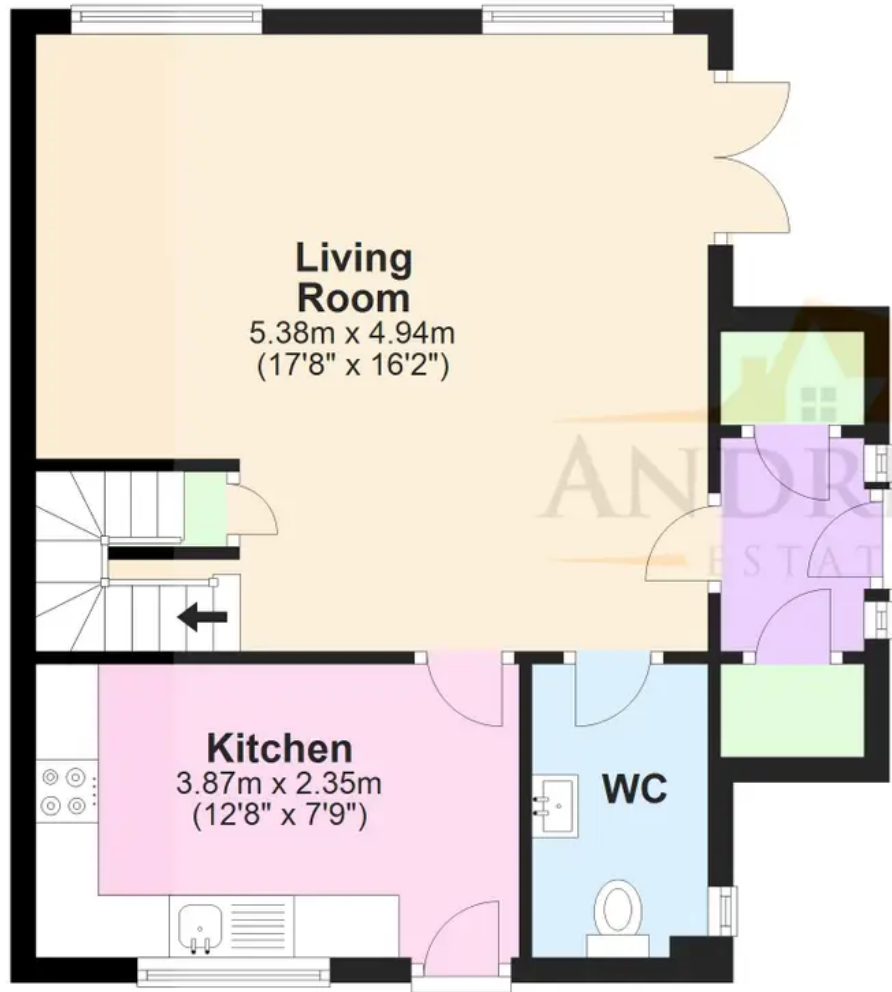
**Family Bathroom**





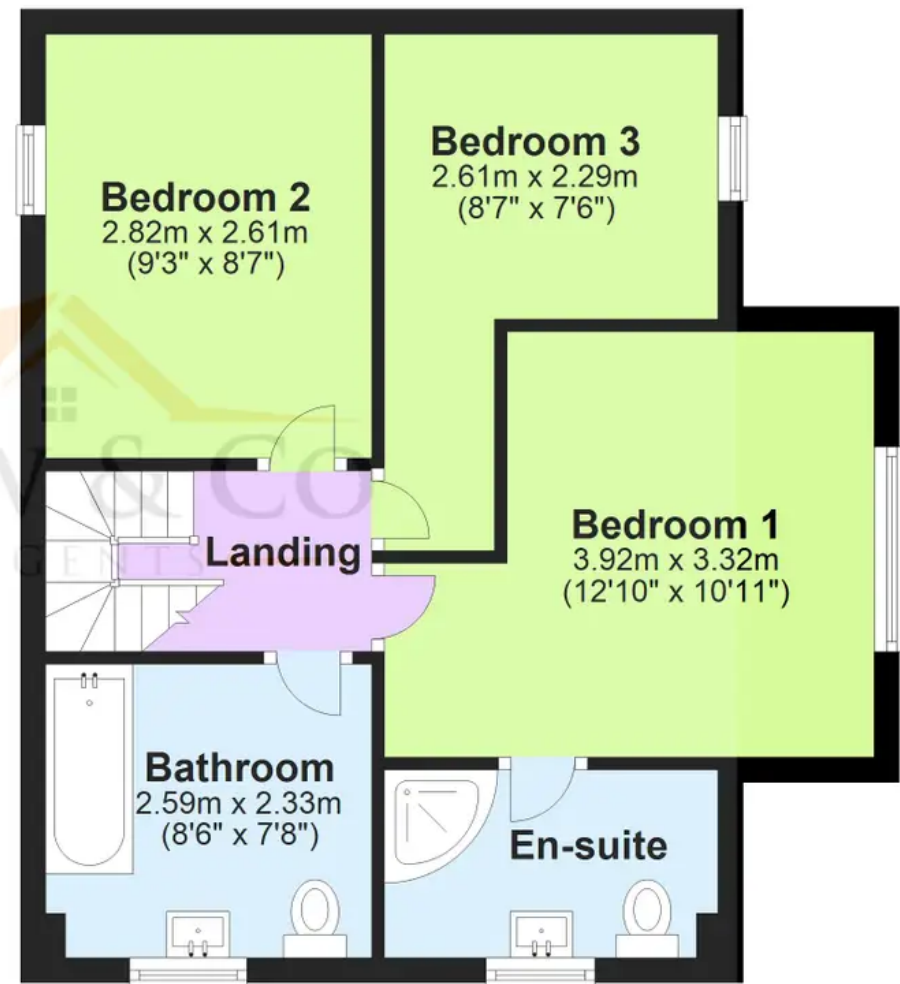
## Ground Floor

Approx. 43.8 sq. metres (472.0 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



**Total area: approx. 86.2 sq. metres (927.7 sq. feet)**

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.