



32/34, Bournemouth Road

£ 110,000



- Ground floor flat with private courtyard
- Double bedroom with fitted wardrobes
- Modern Bathroom Suite

- Modern Kitchen
- Ideal buy to let or FTB
- Close to Radnor Park and Folkestone

Central Station

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**AN IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME PURCHASE!**

We are pleased to offer this one bedroom ground floor flat situated within close proximity to Radnor Park, Folkestone Central Station and local shop and amenities.

The property comprised of Lounge hosting a stunning fire place with brick built surround and tiled hearth, modern kitchen, modern bathroom suite and a double bedroom. Also offering a private rear courtyard!

This home is in excellent order throughout and a viewing is a must!

**Communal Entrance**

Great condition. Tidy throughout. Serving four flats.

**Hallway**

Door entry phone. Coved and plastered ceiling. Laminate flooring Doors to:

**Lounge 14'8" x 11'8" (4.47m x 3.56m)**

Double glazed large bay window to front. Fireplace with brick surround and tiled hearth. TV point. Double radiator. Carpet.

**Kitchen 6'6" x 5'4" (1.98m x 1.63m)**

Modern fitted kitchen with a range of matching wall and base units with natural woodblock work surfaces over, inset single bowl stainless steel sink with mixer tap. Stainless steel oven with gas hob and extractor fan above. Wall mounted Alpha gas central heating combination boiler. Space and plumber for washing machine. Ceramic tiled floor.

**Bedroom**

Window, built in wardrobes, laminate flooring, storage heater.

**Bathroom 6'7" x 5'3" (2.01m x 1.60m)**

Frosted window to rear. Three piece white suite comprising of Panelled bath, low level WC and pedestal wash hand basin. Ceramic tiled floor, small radiator.

**Garden**

Lovely fenced private courtyard garden



**Energy Performance Certificate**

