



All enquiries Ref: Callum Glenn

- Freehold three bedroom semi-detached house
- Full vacant possession

#### Location:

The property is situated on The Durlocks. Public transport links include Folkestone mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A259 and A20/M20 Motorway. Shopping amenities can be found locally within Folkestone and at the Harbour Arm with an extensive range recreational pursuits being found locally at the open spaces of Folkestone East Cliff and Warren Country Park and along the coast front and Folkestone harbour. The property is also well situated for Royal Victoria Hospital. The house is also within close proximity to The Warren, a beauty spot looking over the English Channel with views of the White Cliffs of Dover.

#### Accommodation:

First floor: Three bedrooms

Ground floor: Entrance hall, reception room, kitchen, shower room/WC

Outside: Front and rear garden

#### EPC Register: C

#### Council Tax Band: B

#### To view:

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

