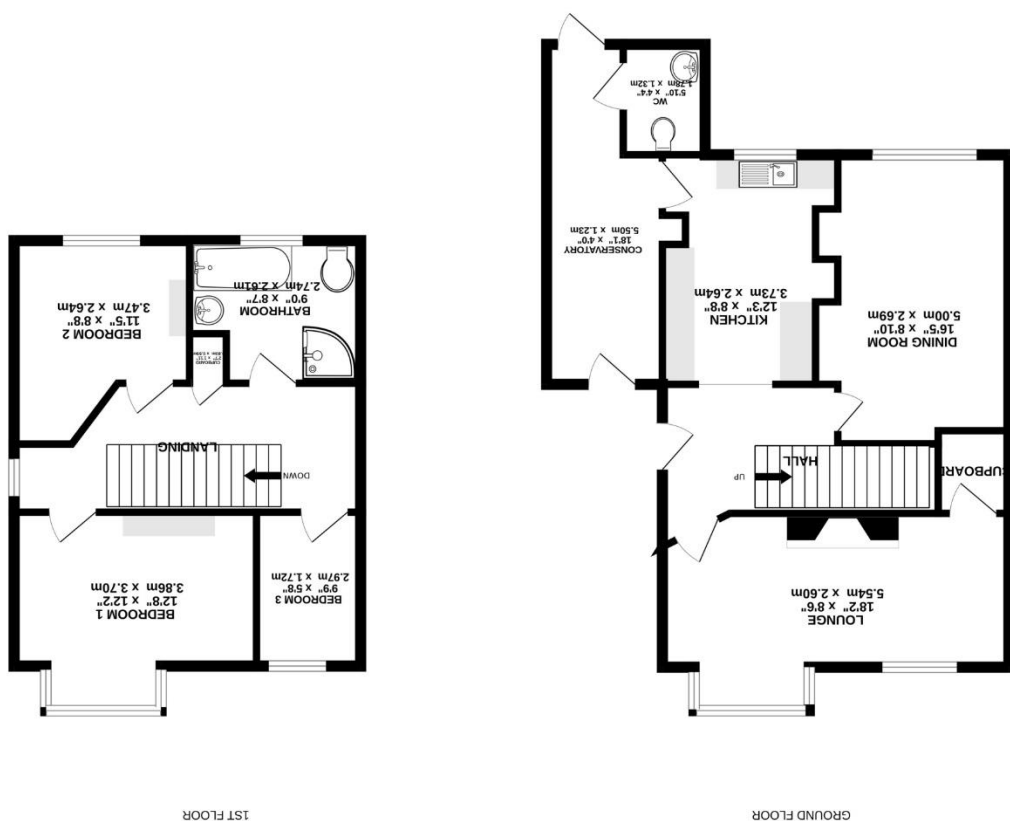


PROPERTY MANAGEMENT ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Dolphins Road, Folkestone

The logo for MOTIS ESTATES features the word "MOTIS" in a large, bold, white sans-serif font. The letter "O" is replaced by a white circular icon containing a stylized house silhouette. Below "MOTIS", the word "ESTATES" is written in a smaller, white, all-caps sans-serif font. The entire logo is set against a dark blue background.

Guide Price £350,000-375,000

Freehold

- GUIDE PRICE - £350,000-375,000
- Off Street Parking For Two Cars
- Generous Rear Garden
- Desirable Location Close To Schools & Amenities
- EPC Rating G

Nestled in the desirable location of Dolphins Road, Folkestone, this charming three-bedroom semi-detached house offers an ideal blend of comfort and space for modern family living.

With its inviting exterior and well-maintained facade, the property features a driveway that provides off-street parking for two cars. Upon entering, you are greeted by a warm and welcoming interior, filled with natural light and thoughtfully designed living spaces. The expansive living room benefits from a bay window which overlooks the frontage, whilst The well-equipped kitchen boasts ample storage and prep space alongside the separate dining room which overlooks the garden. Upstairs, three generously sized bedrooms provide plenty of room for relaxation. A contemporary family bathroom completes the upper level.

One of the standout features of this home is its generous garden, a true oasis that invites you to unwind or entertain guests in a private outdoor setting, whether it's summer barbecues or tranquil mornings with a cup of coffee.

With its excellent location close to local amenities, schools, and transport links, this delightful property on Dolphins Road is not just a house, but a perfect family home waiting to be cherished.

