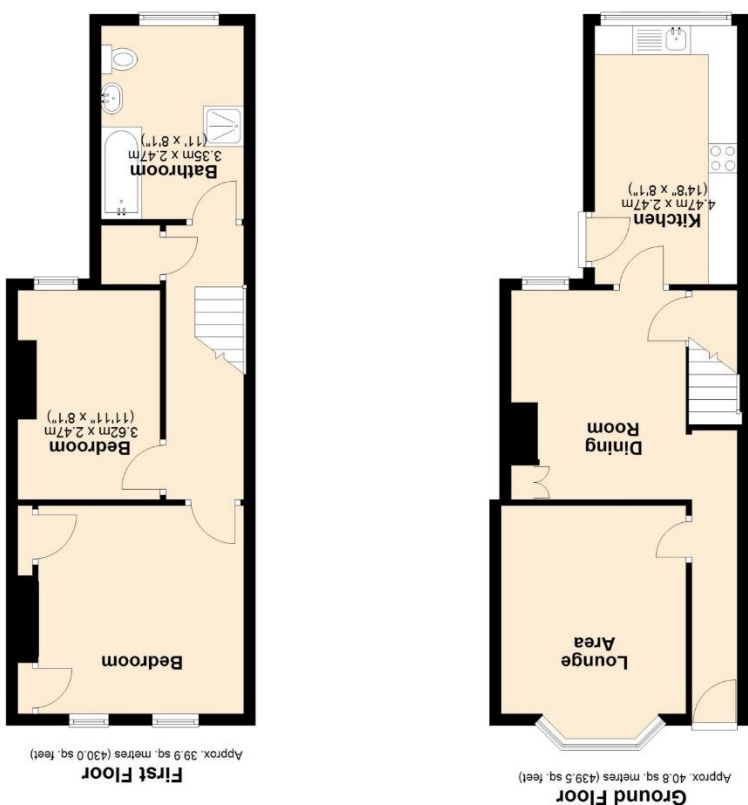


PROPERTY MANAGEMENT ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (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.

Total area: approx. 80.8 sq. metres (869.5 sq. feet)



Suite 1-2, Mottis Business Centre
Cheriton High St
Folkestone
CT19 4QJ
01303 212020
sales@mottis-estates.com



Royal Military Avenue, 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 house icon with a chimney, set against a dark blue circular background. Below "MOTIS", the word "ESTATES" is written in a smaller, white, all-caps sans-serif font. The entire logo is positioned on the left side of a dark blue horizontal bar that spans the width of the slide.

£287,000

Freehold

- Spacious Two Bedroom Home
- Sought After Tree Lined Avenue
- Close To Schools, Shops & Folkestone West Station
- EPC Rating D
- Ideal Blend Of Modern & Period Features
- Large Rear Garden With Back Access
- Ideal First Time Buy

Welcome to Royal Military Avenue, a two-bedroom terraced home with heaps of character. Nestled in a tranquil tree lined avenue, with neighbouring green spaces and recreational areas, this inviting residence boasts spacious accommodation that effortlessly blends comfort and functionality.

Upon entering, you will be greeted by a light-filled hall that leads in to the secluded living room and open plan dining room that seamlessly flows into a large galley style kitchen, perfect for entertaining guests or enjoying family meals.

Upstairs you will find a light and airy landing with built in storage. The two bedrooms are of a great size and have large windows allowing light to flood in. The recently fitted bathroom adds a modern touch to this characterful period property, benefiting from a separate bath and shower.

Step outside to discover a delightful secluded garden with a variety of mature shrubs, trees and lawned spaces that provide a serene retreat from the hustle and bustle of daily life, ideal for weekend barbecues or quiet moments in the sun. The garden also benefits from wide rear access, ideal for bicycles, motorcycles or those larger items on moving day.

Royal Military Avenue is the ideal location for those looking to have easy access to amenities, schools and transport links, whilst offering a secluded and peaceful position close to neighbouring parks and recreational areas.

