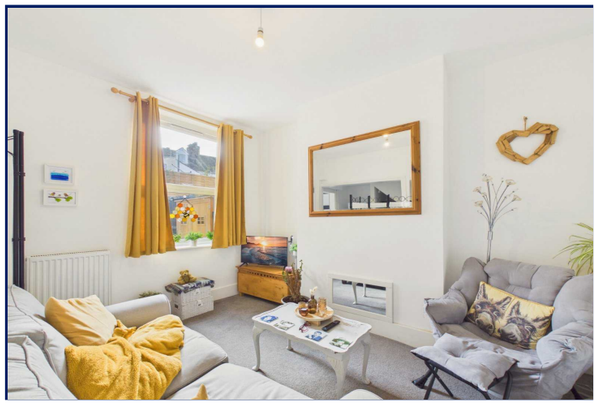
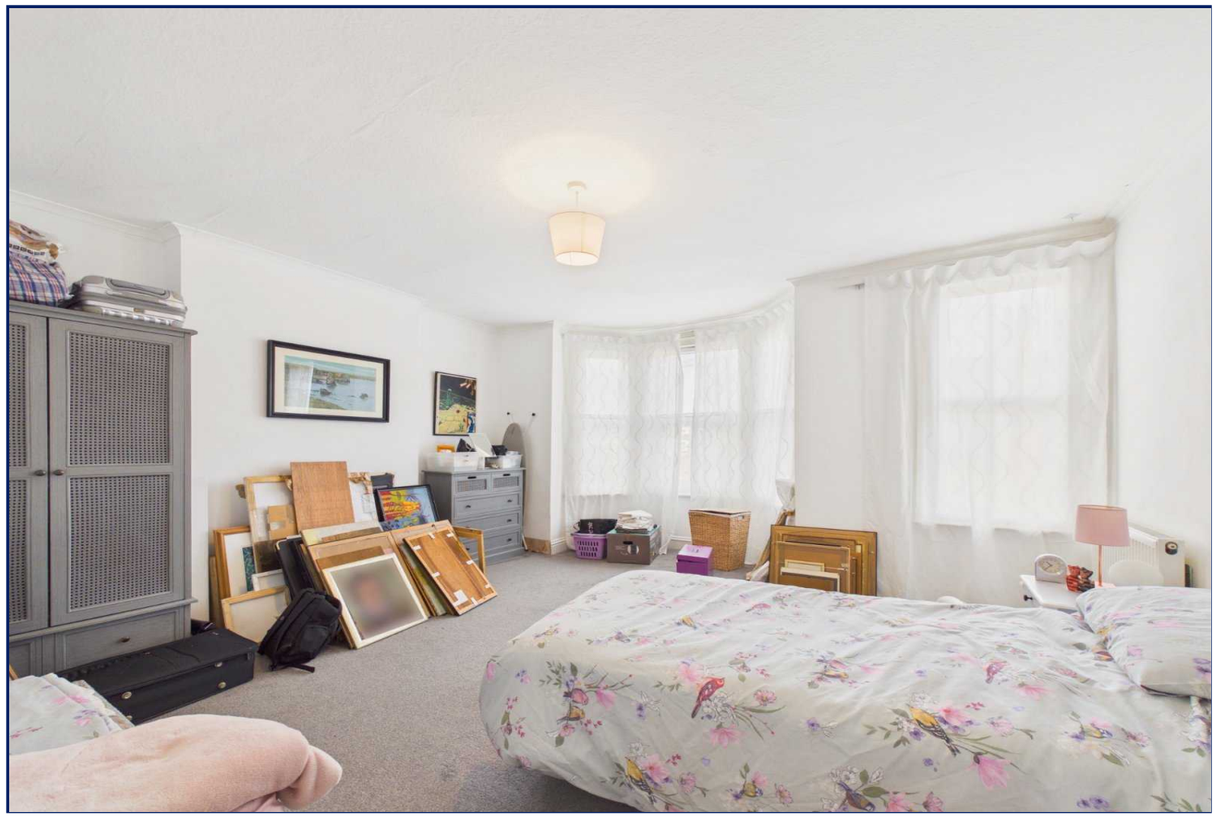
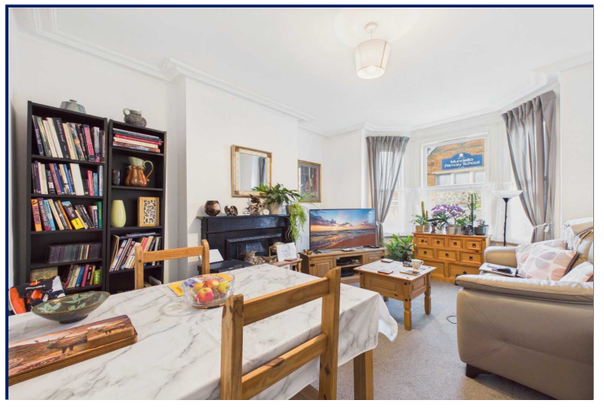


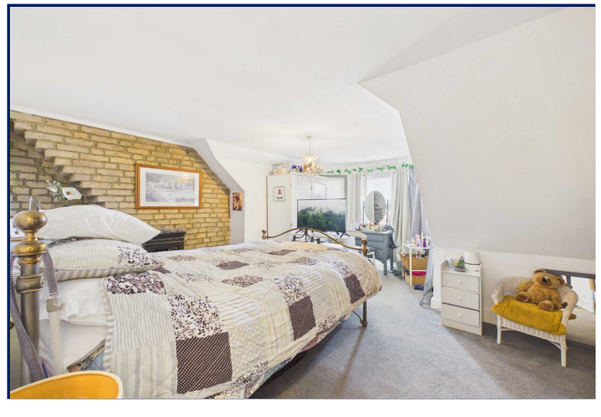


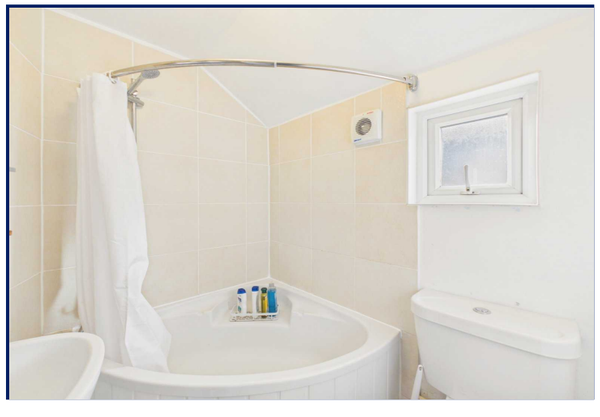












Black Bull Road,
Folkestone

Offers Over: £250,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

88 Black Bull Road, Folkestone, CT19 5QX

Offers Over: £250,000

Council Tax Band: C
EPC Rating: Awaited

Reeds Rains are delighted to present to the market this spacious four-bedroom mid-terraced home, ideally situated in a central Folkestone location, conveniently positioned within close proximity to local schools, shops and the mainline railway station.

Arranged over three floors, the property offers well-proportioned accommodation throughout, comprising four bedrooms, two reception rooms, a modern fitted kitchen, separate utility area, a first-floor family bathroom and an additional shower room.

Externally, the property benefits from a pleasant rear courtyard garden, enjoying a sunny aspect and providing an ideal space for outdoor relaxation.

This attractive home is being offered to the market exclusively through sole agents Reeds Rains, with the added benefit of no onward chain. Early viewing is highly recommended to fully appreciate the accommodation and convenient location on offer.

Location

Folkestone central station is just under one mile away by foot and operates the high speed service to St Pancras International in under an hour giving London workers the best of both worlds - being able to live by the sea and work in the city of London by being there under an hour. Folkestone Harbour is fast becoming an attractive place to be with lots of restaurants, coffee shops, art galleries, boutique and vintage clothing shops as well as bars and traditional pubs. The Harbour Arm attracts lots of visitors and locals to have a walk in the sunshine and enjoy the surrounding scenery as well as little pop up pubs, eateries and the very popular champagne bar in the lighthouse at the end where you can enjoy a glass while sitting outside and enjoying views over the white cliffs, East Cliff, Dover, France, Dungeness and beyond.

Directions

From Folkestone Central Station, head down Radnor Park Road keeping the park to your left hand side. At the traffic lights at the bottom of the road, proceed straight ahead into Pavilion Road following the road round to your left into Black Bull Road. The property can then be found on your right hand side.

Garden

To the rear of the property is a split level courtyard style garden which is enclosed bywood panelled fencing

AML

If an offer is accepted on a property marketed by Reeds Rains, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations and we use a specialist third-party company to carry out these checks. The fee is £30 plus VAT (£36 including VAT) per transaction, payable once the offer is agreed and before the sales memorandum is issued. Please note that once paid, this charge is non-refundable.

The Reeds Rains branch at 85 Sandgate Road, Folkestone, Kent CT20 2AF is operated by Francis Dumbrell Limited which is independently owned and operated under a Licence from Reeds Rains Limited. Francis Dumbrell Limited is registered in England within Company Number 06222470. Registered Office: 85 Sandgate Road, Folkestone, Kent CT20 2AF

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk