

FOR SALE



Millfield, Folkestone
£575,000


MARTIN&CO

Millfield, Folkestone

£575,000

- Freehold
- Council tax band C
- EPC D
- Five bedrooms
- No chain

MARTIN&CO are delighted to offer this spacious and recently refurbished family home to the market. Located just a short walk from the town centre, the property comprises of lounge, dining room, kitchen, five bedrooms and three bathrooms. Sold with no onward chain.

MARTIN&CO are delighted to offer this spacious and newly refurbished family home to the market. Ideally located just a short walk from the town centre, the property comprises of lounge, dining, kitchen, four double bedrooms, one single bedroom and three bathrooms. The rear garden is mainly laid to lawn with a patio area. The property has a new boiler and most of the double glazing has been replaced. Millfield is ideally located within walking of both Folkestone Central train station where you can arrive in London in under an hour and also the vibrant town centre where you will find a range of amenities including supermarkets, the cinema and a choice of places to eat and drink. The popular Harbour Arm is also just a short walk away for those perfect sunny days.



TENURE Freehold

COUNCIL TAX BAND Council tax band C.

EPC EPC D

MONEY LAUNDERING REGULATIONS Intended Buyers will be asked to produce photographic ID as well as a recent proof of address and we would ask for your cooperation in order that there will be no delay in agreeing the sale (subject to contract)

IMPORTANT NOTE TO BUYERS Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. All Measurements are Approximate. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.

Our team of highly qualified Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

