



Old Saltwood Lane, Hythe, CT21 4AL

£375,000



Located in a popular area, this three-bedroom period cottage is close to Saltwood green and local amenities, as well as the high performing village primary school and Brockhill Park Performing Arts College.

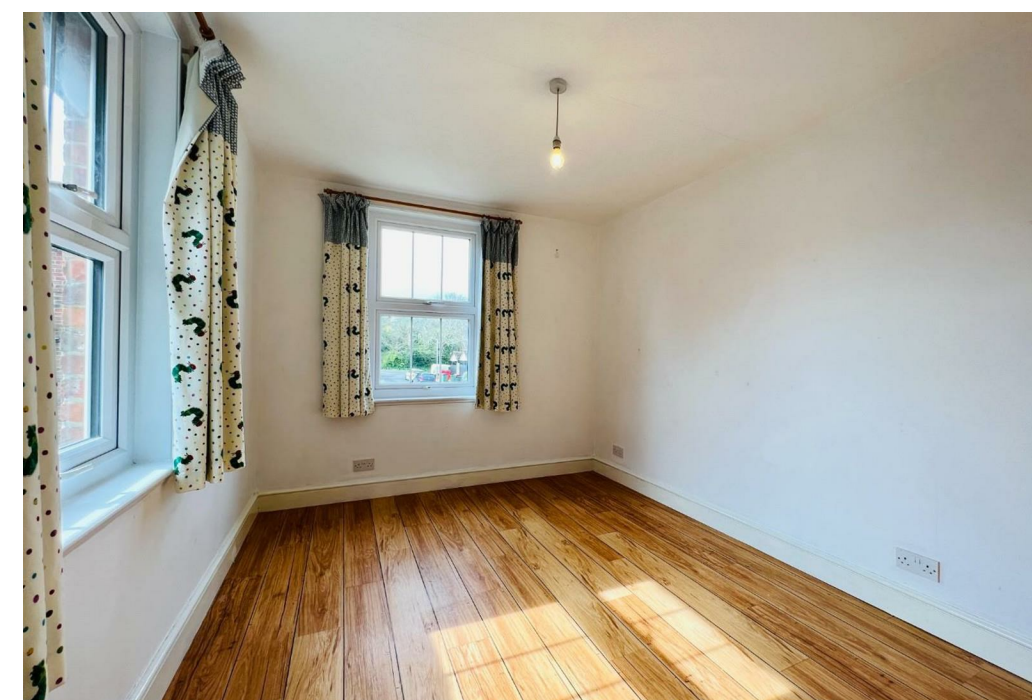
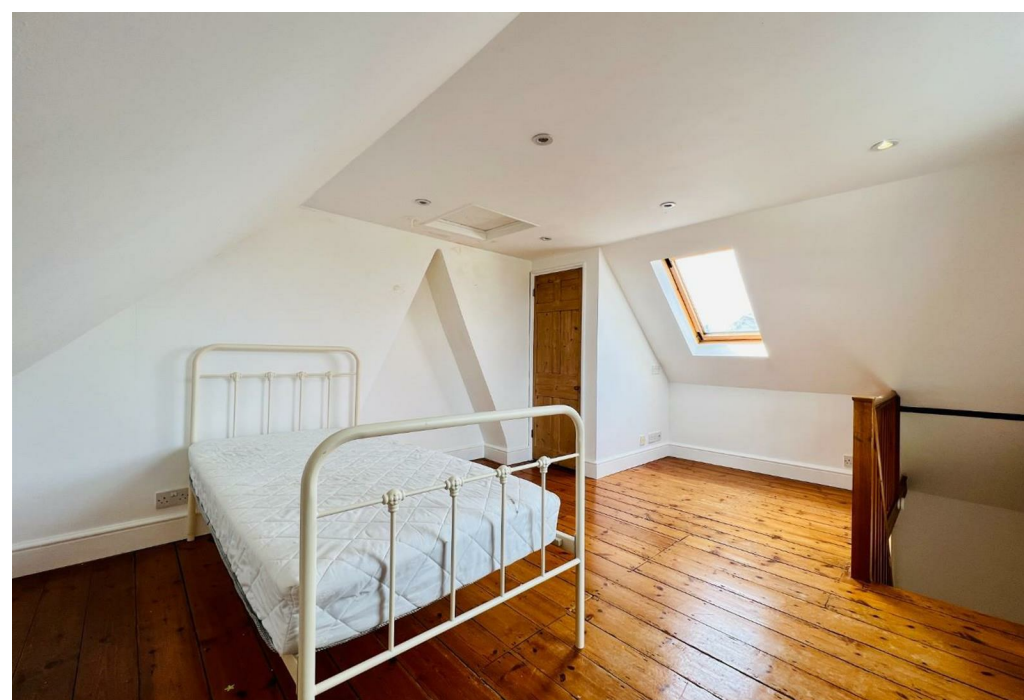
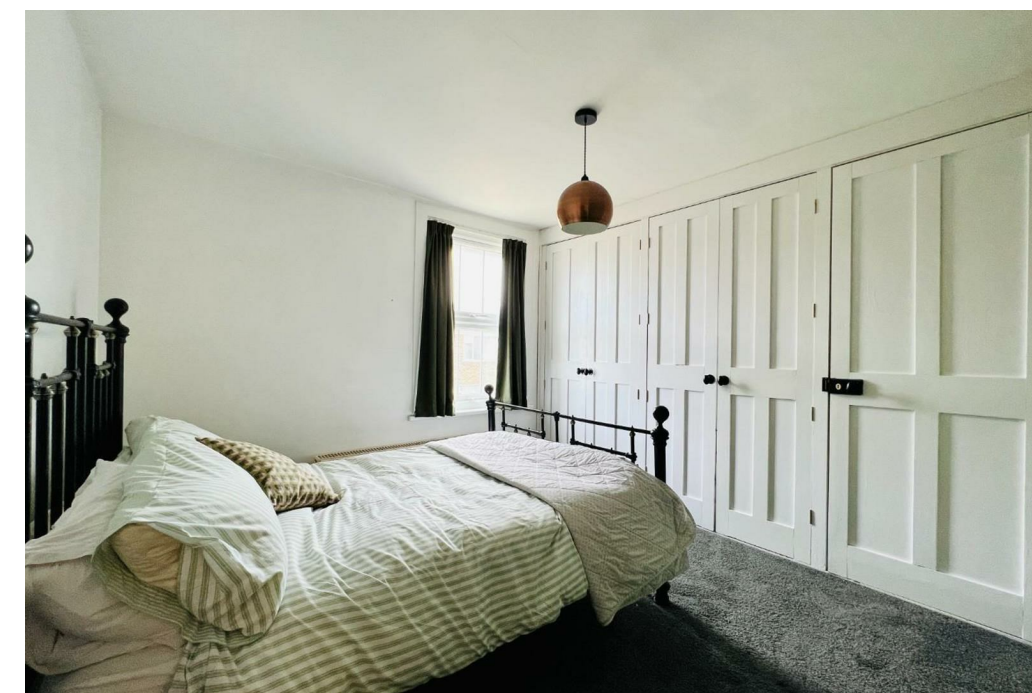
A deceptively spacious period cottage, built in approximately 1880's, forming the end of a terrace with side access. The property is set behind a gated hedge, the rear garden is paved, and has rear access to Cylinder Road with potential parking spaces.

The entrance porch opens into the dining room with doors to rear patio. This connects to a lovely kitchen with a generous range of units with granite work tops, inset gas hob with extractor over, built in electric oven. Breakfast bar and integral appliances. Built in cupboard to corner housing boiler servicing central heating system, double glazed windows to rear and side.

The light and airy sitting room has an open brick feature fireplace and a currently non-functional wood burning stove. Double glazed windows to front. To the first floor there are two double bedrooms, one with en-suite facilities, fitted wooden wardrobes and a large family bathroom. There is a further double bedroom on the second floor with built-in wardrobe cupboard and eaves cupboard

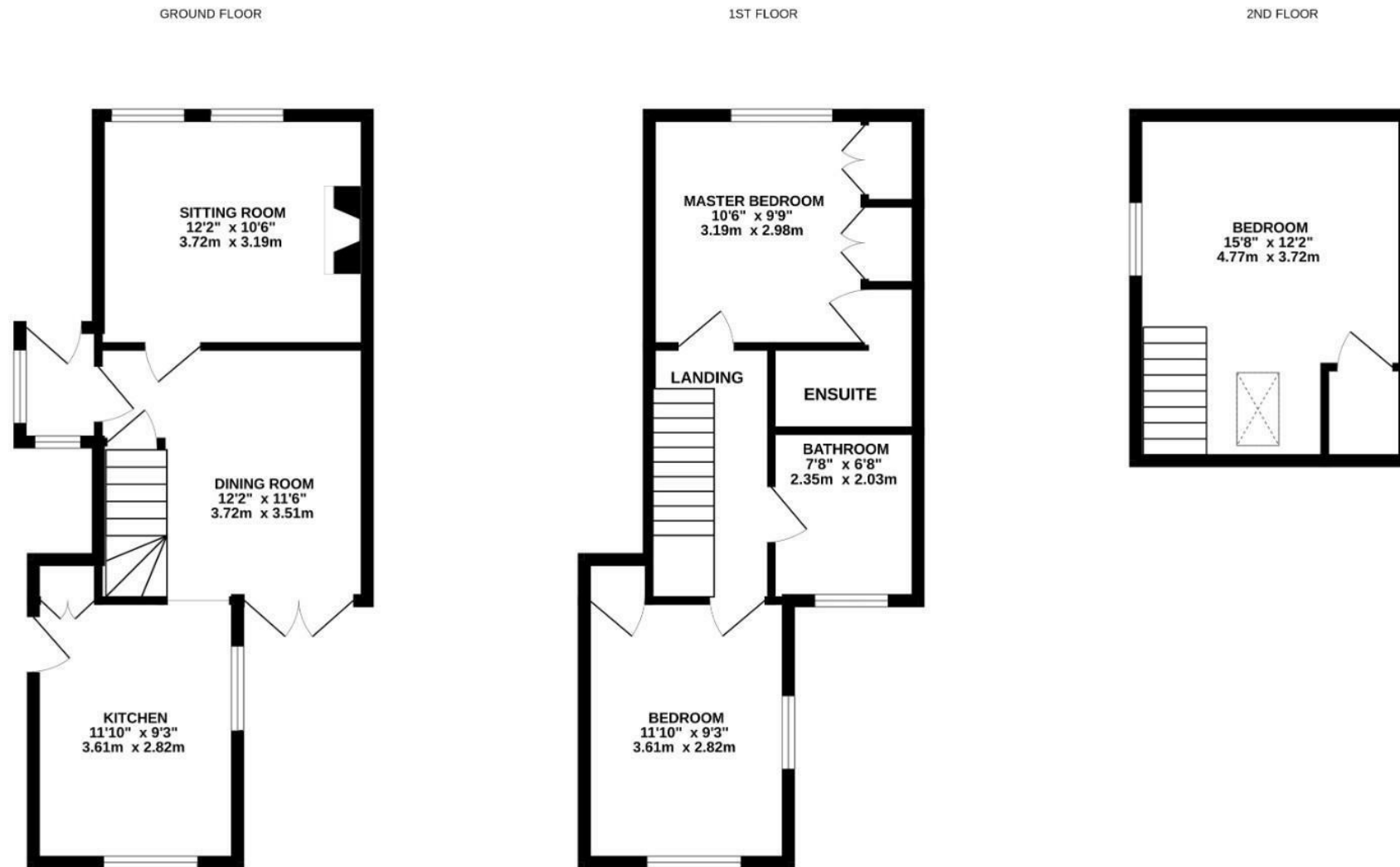
Saltwood has a popular village public house, and a village store nearby.

A short distance away is Hythe, with its popular high street, three supermarkets including Waitrose, Salisbury's and Aldi. An excellent range of independent shops and restaurants. The beach and seaside is just a short distance away, take a walk or boat ride along the Royal Military canal, why not visit the Romney Hythe and Dymchurch Steam Railway.





Tenure: Freehold
Council Tax Band: C



Whilst 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 error, omission or mis-statement. 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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- PERIOD COTTAGE IN THE VILLAGE OF SALTWOOD
- TWO RECEPTION ROOMS - KITCHEN BREAKFAST ROOM
- THREE DOUBLE SIZE BEDROOMS - ONE WITH EN-SUITE
- FAMILY BATHROOM - DBL GLAZING - GFCH
- LOW MAINTENANCE REAR GARDEN
- NO FORWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			65
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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