



Woodpecker Way, Hythe, CT21 4BQ

O.I.E.O. £350,000

4 2 1 B

Located in a prime position within "Martello lakes" close to Hythe town, three/four-bedroom end of terrace house is presented to a very good standard. Living space is situated over three floors. To the ground floor there is a single size bedroom four, (currently used as an office). There is a modern style cloakroom with wc, wash hand basin and stainless steel radiator, Laminated wood flooring extending into the lovely spacious open plan kitchen dining room which has a generous range of modern style units to wall and base, work surfaces with inset stainless steel sink /drainer and mixer tap, built in electric oven and gas hob over and stainless steel extractor hood. Double glazed window and doors to rear.

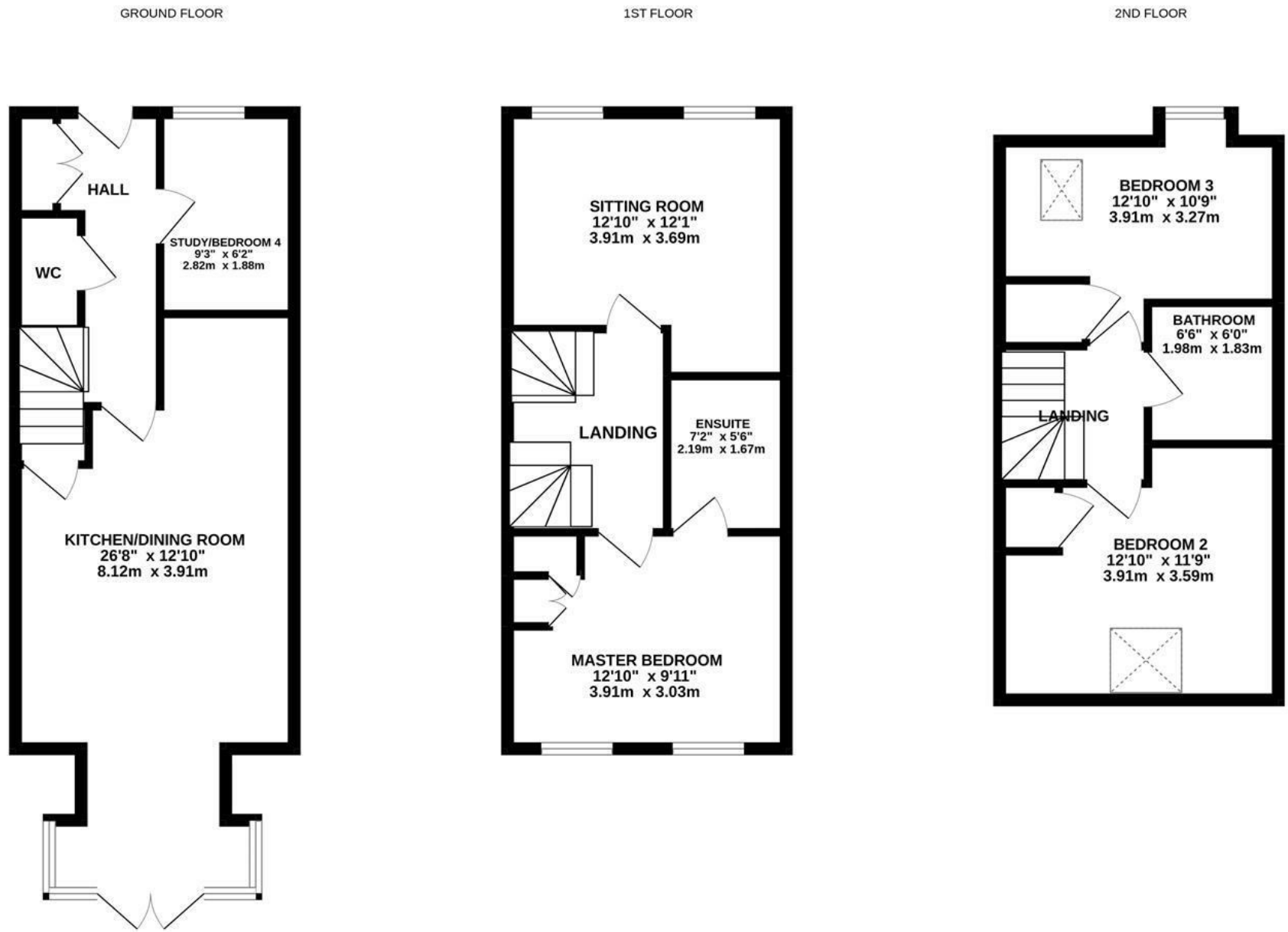
Upper floor landing with doors off to light and airy sitting room with twin aspect double glazed windows which enjoys sea views. The master bedroom has twin aspect double glazed windows with sea views. There is a modern style partly tiled en-suite shower room with spacious cubicle, wash and basin and matching style wc.

Second floor landing comprising modern white suite with panelled bath, low level WC, pedestal wash hand basin with mixer tap, radiator and extractor fan. There are two further double size bedrooms both with double glazed velux style windows.

The fence enclosed rear gardens are a delight, mainly laid to lawn and have been well maintained with a variety of plants and flowers surround the borders. There is a gate to side giving access out to the car port which also provides another parking space. The front elevation has a larger than average lawn area to two sides of the central pathway.

Services - Mains water, gas, electricity and sewerage
Heating - Gas central heating
Broadband - very good
Mobile Phone coverage - Okay - Good
Flood Risk - Very Low





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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Tenure: Freehold
Council Tax Band: D

- END OF TERRACE TOWN HOUSE - SEA VIEWS
- THREE/FOUR BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- OPEN PLAN KITCHEN/DINING ROOM
- GAS CENTRAL HEATING - DOUBLE GLAZING
- PRETTY FENCE ENCLOSED REAR GARDEN
- CAR PORT - TWO PARKING SPACES
- COUNCIL TAX BAND: D - EPC RATING B
- SECOND FAMILY BATHROOM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(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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