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LYMPNE

Asking Price £295,000

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A well presented two bedroom semi-detached house located in the sought-after village of Lympne. This property, ideal for a first time home, boasts two reception rooms, two cosy bedrooms, and a modern fitted kitchen perfect for whipping up delicious meals.

The accommodation offers entrance porch leading to sitting room with an open plan feel leading to a modern kitchen. The modern fitted kitchen offers a range of wall and base units with integrated appliances with access to a garden room, which offers additional entertaining space. Also the kitchen leads to a rear lobby with plumbing for washing machine and access to storage room providing access to front of the property

Externally the property provides a driveway offering parking space for two vehicles and access to side storage room. The enclosed rear garden is mainly laid to lawn with patio area.

The convenience of easy access to the local school makes this property perfect for families with young children. Imagine the ease of dropping off and picking up your little ones without the hassle of a long commute.

Don't miss the opportunity to own this lovely home in a picturesque village setting. Book a viewing today and envision yourself living in this delightful property in Lympne.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

Broadband - ultra fast full fibre broadband

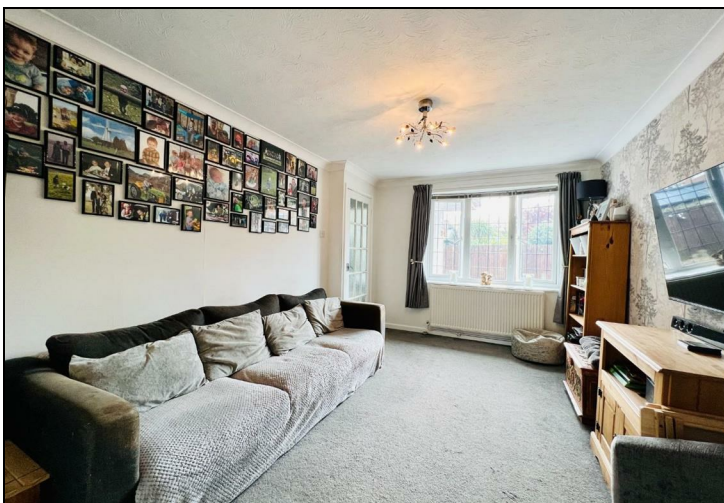
Mobile Phone coverage -

Flood Risk - Very Low

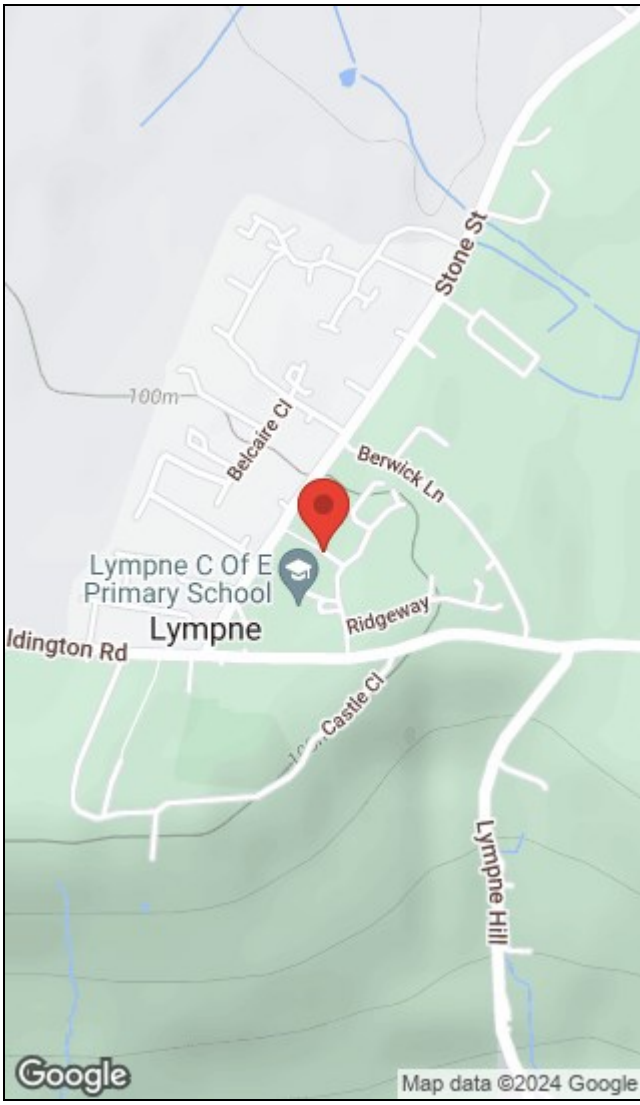
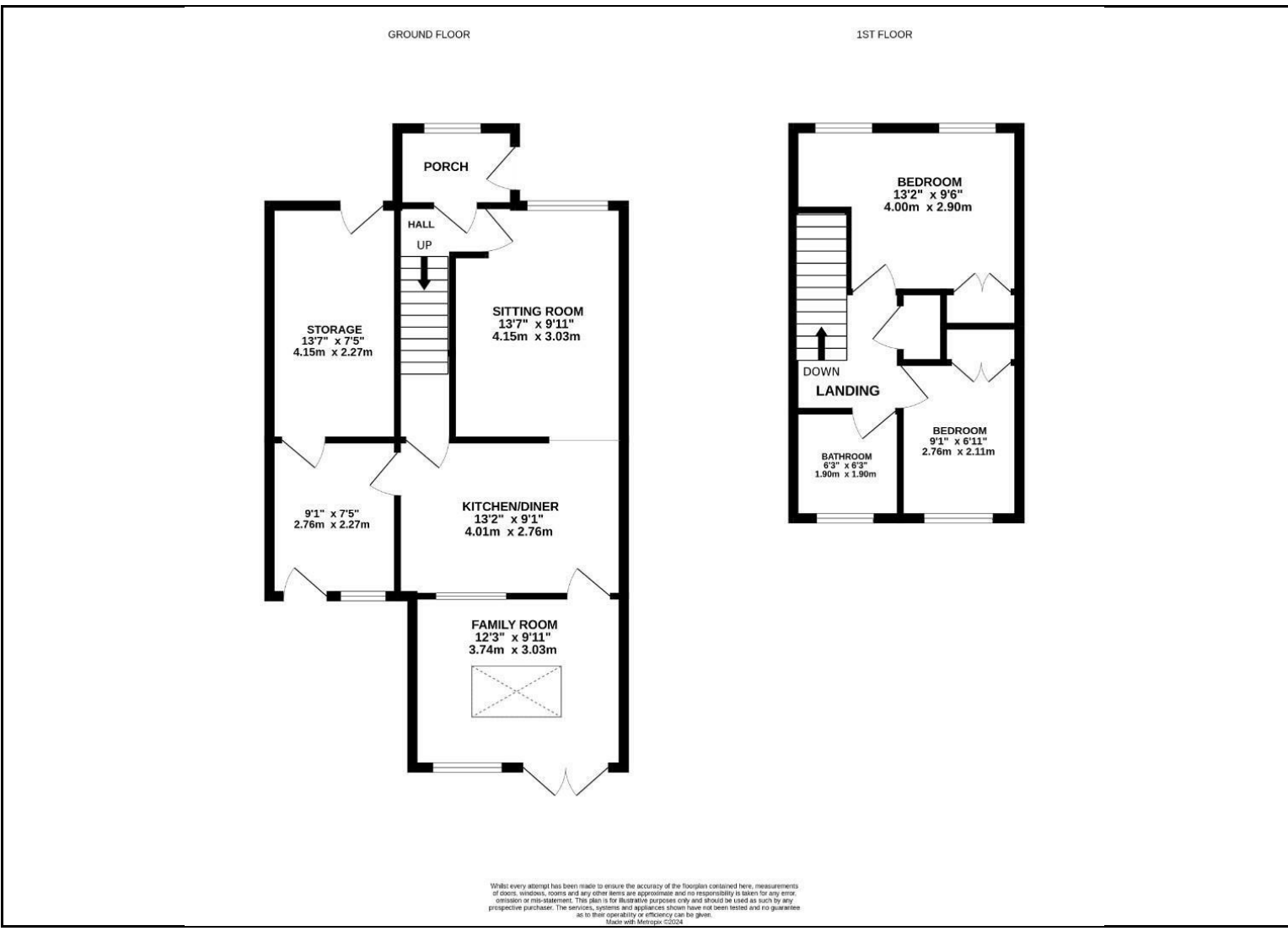
The excellent local amenities include primary school, local newsagent/post office, village hall, pub, Lympne castle and of course you could also visit Port Lympne Zoo. Hythe town is just a short drive away and provides a range of amenities such as supermarkets, restaurants, sports and leisure facilities, the famous Hythe and Dymchurch steam railway is popular visiting destination and the area has easy access to the motorway. The property is one mile away from Westernhanger train station which offers services into Ashford and London, while the high-speed service can also be accessed from both Folkestone central and West stations.

KEY FEATURES

- TWO BEDROOM EXTENDED SEMI DETACHED
 - IDEALLY FIRST HOME
 - MODERN FITTED KITCHEN
 - TWO RECEPTION AREAS
- MODERN FAMILY BATHROOM
- DRIVEWAY FOR TWO CARS
- ENCLOSED REAR GARDEN
- SOUGHT AFTER VILLAGE
 - QUIET CUL DE SAC
- DOUBLE GLAZED & GAS CENTRAL HEATING







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	87		
	72		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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