



Orchard Valley, Hythe

- TWO/THREE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- LEVEL WALKING DISTANCE TO TOWN, CANAL AND SEA FRONT
- REQUIRES MODERNISATION
- DRIVEWAY
- SOUGHT AFTER LOCATION

Guide Price £300,000

Tenure: Freehold

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Orchard Valley, Hythe

DESCRIPTION

GUIDE PRICE OF £300,000 - £325,000. Welcome to this charming two/three bedroom semi-detached home located in the lovely town of Hythe. This property offers great potential for those looking to create their dream home as it requires modernisation, allowing you to put your personal touch on it.

As you step inside, you are greeted by two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. The property boasts three bedrooms, offering flexibility for your needs - whether you require an extra bedroom or a home office.

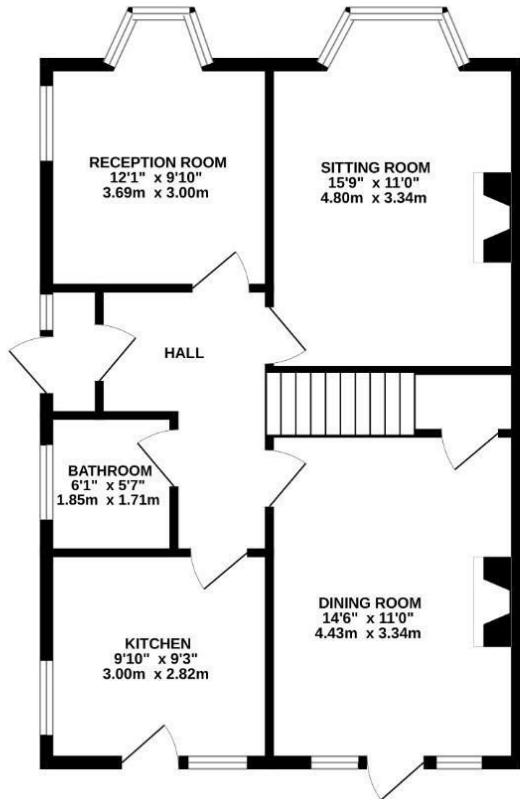
Situated within a level walking distance to the town, canal, and seafront, this home offers convenience and easy access to all the amenities and beautiful sights that Hythe has to offer. Additionally, the property features an enclosed rear garden, perfect for enjoying some outdoor time or hosting summer gatherings.

Don't miss out on this fantastic opportunity to own a property with great potential in a desirable location. Contact us today to arrange a viewing and start envisioning the possibilities that this home holds for you.

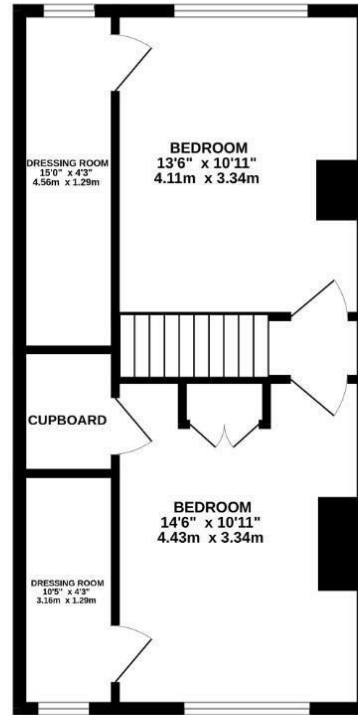
AGENTS NOTE - Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that the owner of the property is related to an estate agent.



GROUND FLOOR



1ST FLOOR



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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Viewing

Please contact our Hunters Hythe Office on 01303 261557 if you wish to arrange a viewing appointment for this property or require further information.

156a High Street, Hythe, CT21 5JU

Tel: 01303 261557 Email:

hythe@hunters.com <https://www.hunters.com>



Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(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		4	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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