



Peregrine Close, Hythe, CT21 6QZ

£325,000



Welcome to this charming end terrace house located in the picturesque town of Hythe. This delightful property boasts a spacious reception room leading to conservatory, perfect for entertaining guests or relaxing with your loved ones.

There is a modern kitchen with a range of wall and base units with spaces for appliances. The first floor offers two double bedrooms, en suite shower room and modern shower room.

Externally the property offers a front garden which is laid to lawn with side access, driveway offering parking for one/two cars leading to a single garage with power. The enclosed rear garden is easy to maintain with patio area leading to a gravelled area with flower and shrub borders.

Situated in a lovely neighbourhood, this house provides a peaceful retreat while still being close to local amenities and transport links. Whether you're looking for a cozy home to settle down in or a charming property to invest in, this end terrace house in Hythe is sure to capture your heart. Don't miss out on the opportunity to make this house your new home!

The charming Cinque Ports Town of Hythe includes an attractive seafront, 3 supermarkets (including Waitrose, Sainsburys and Aldi) and busy High Street with a choice of interesting, independent shops and restaurants. There are a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The historic and picturesque Royal Military Canal, with pleasant walks and cycle path and seafront with long pebbly beach are also nearby. Visit the famous Romney Hythe and Dymchurch Steam Railway.

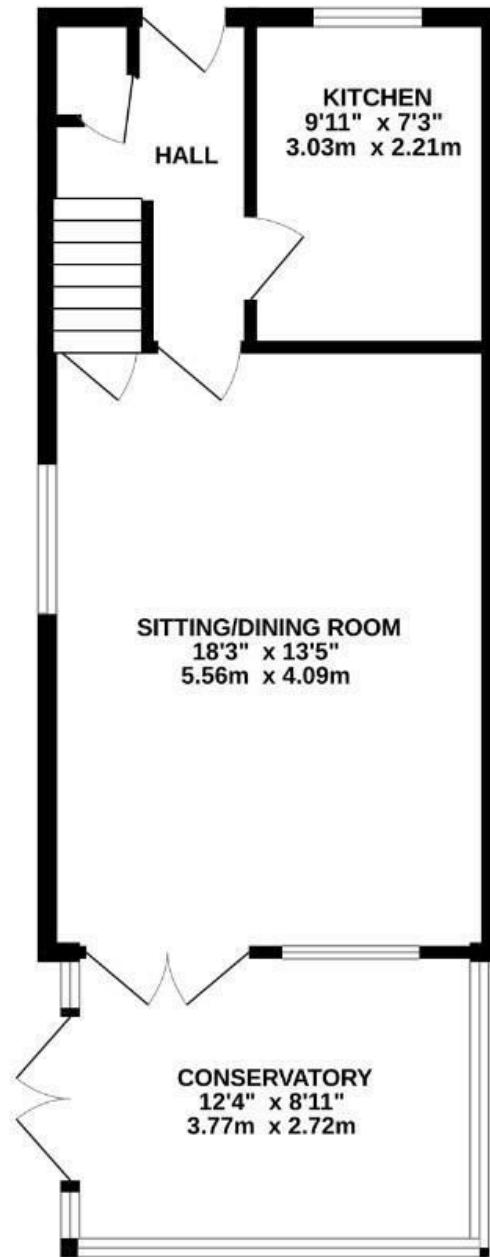
The area has easy access to the M20 motorway, with Dover Harbour a short distance away to pop across to France. While the high-speed service to London St. Pancras in approx 50 minutes can also be accessed from nearby Sandling, Folkestone Central and West station.

Services - Mains water, gas, electricity and sewerage
Heating - Gas Central Heating
Broadband - Average Broadband Speed 3mb to 1139mb
Mobile Phone coverage - Poor - Good
Flood Risk - Medium

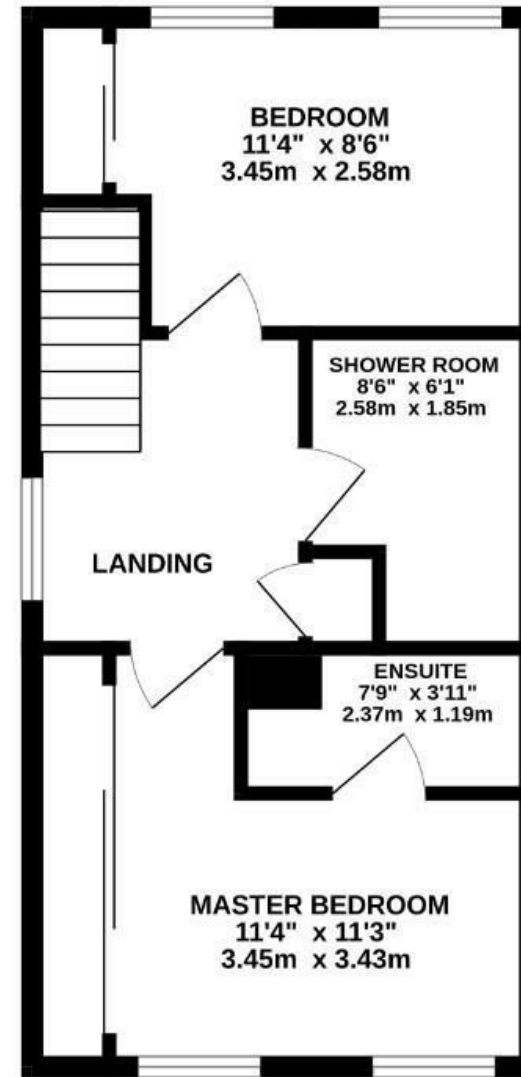




GROUND FLOOR



1ST FLOOR



Tenure: Freehold
Council Tax Band: C

- TWO BEDROOM END OF TERRACE
- POPULAR CUL DE SAC LOCATION
- MODERN KITCHEN
- SITTING/DINING ROOM
- CONSERVATORY
- EASY TO MAINTAIN REAR GARDEN
- DRIVEWAY AND GARAGE
- EN SUITE AND SHOWER ROOM

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.