



Cockreed Lane

New Romney
TN28 8TE

Offers In Excess Of **£325,000**
Freehold

End Of Terraced House
Three Bedrooms
Garage and Off Road Parking
Spacious Living Room with Wood Burning Stove
Generous Rear Garden
Close To Amenities
No Onward Chain





Located on the outskirts of the historic Cinque Port town of New Romney and within level walking distance of the town centre, offering a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Primary and secondary schooling are located close by, with Littlestone championship golf course and beach also only a short drive away; the popular Romney, Hythe & Dymchurch light railway also has a station in the town. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high-speed rail services from Ashford International railway station with services to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

Mapps Estates are delighted to bring to the market this deceptively spacious, three-bedroom end terrace residence located on the outskirts of the town of New Romney. The original property has been extended, the accommodation comprising a spacious living/dining room with a feature multi-fuel burner, a large conservatory and fitted kitchen to the ground floor, with three bedrooms and a bathroom to the first floor. The property benefits from Upvc double glazed windows throughout as well as an oil-fired central heating system. The rear garden is well-tended and accesses the garage and parking space to the rear. Being sold with the added incentive of no onward chain, an early viewing comes highly recommended.

Ground Floor:

Front Entrance Lobby

With composite front door with inset frosted double glazed panels, wood effect laminate flooring, electric meter and consumer unit, door to-

Open Plan Living/Dining Room 24'11 x 14'11 (max)

With front aspect Upvc double glazed windows to bay, open staircase to first floor with space and store cupboard under, multi-fuel burner set onto raised hearth with wooden surround and mantel over, two radiators, heating thermostat, two ceiling roses, wood effect laminate flooring, open doorway to-

Conservatory 15'3 x 9'4

With rear aspect UPVC double glazed windows and French doors to rear patio and garden, further high level frosted double glazed windows to side, pitched roof over, two wall lights, two radiators, wood effect laminate flooring, arched opening to-

Kitchen 15'2 x 8'7

With rear aspect Upvc double glazed window with garden

outlook, range of high and low level wood effect store cupboards and two matching display cabinets, roll top work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drain unit with mixer tap over, space and plumbing for dishwasher, washing machine and tumble dryer, integrated fridge/freezer, fitted Rangemaster cooker comprising five ring gas hob, electric ovens and electric warming plate with splashback and matching extractor canopy over, wall mounted Worcester oil-fired boiler, tiled floor.

First Floor:

Landing

With built-in airing cupboard housing hot water cylinder with fitted shelving over, part-coved ceiling, loft hatch with fitted loft ladder (the loft being boarded and having a Velux window, power and light), doors to-

Bedroom 14'11 x 11'11

With front aspect Upvc double glazed window with frosted lower pane, range of freestanding pine bedroom furniture (included in sale) comprising wardrobe and drawer units, coved ceiling, dado rail, radiator.

Bedroom 10'11 x 9'5

With rear aspect Upvc double glazed window with frosted

lower pane, coved ceiling, radiator.

Bedroom 8'8 x 6'7

With rear aspect Upvc double glazed window with garden outlook, radiator.

Bathroom

With Upvc frosted double glazed window, panelled bath with Mira shower and shower screen over, pedestal wash hand basin, WC, part-tiled walls, coved ceiling, radiator.

Outside:

The well-tended rear garden is a good size for the property, having a large, paved patio, an area of lawn with a feature twisted willow tree, and to the rear a large greenhouse. A back gate accesses the parking area and garages for this and the neighbouring property, this property having a single garage with up and over door and a hardstanding for one vehicle in front. There is also an outside water tap by the patio to the rear of the house.

The property also has a small front garden which has been laid to pea shingle; to the side of the property is the heating oil tank.

Please note: this property is not on mains drainage.

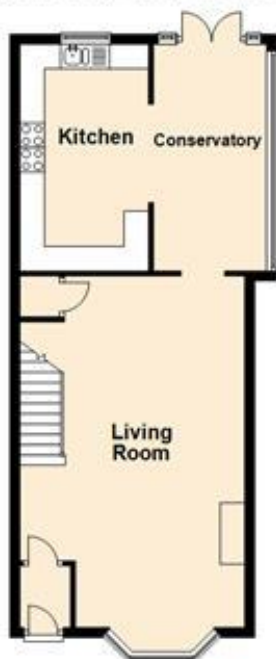


**Local Authority
Council Tax Band
EPC Rating**

Folkestone & Hythe District Council
B
E



Ground Floor
Approx. 56.8 sq. metres (610.9 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.4 sq. feet)



Total area: approx. 101.9 sq. metres (1096.3 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.