



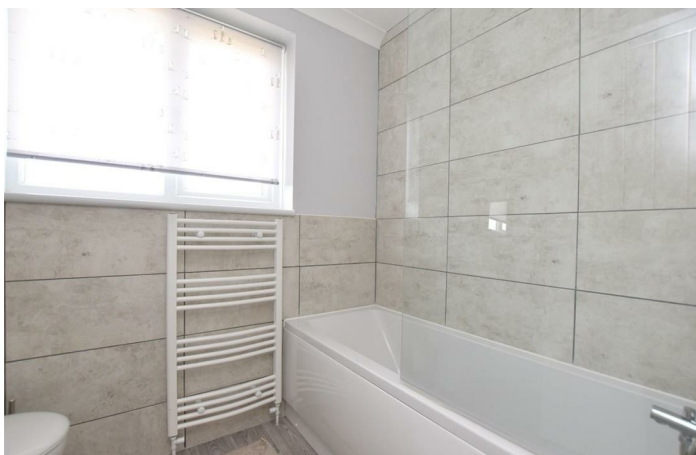
Brissenden Close

New Romney TN28 8JD

- Semi Detached Family Home
 - Countryside Views
- Modern Kitchen/Breakfast Room
- Modern Bathroom & Utility Room/WC
 - Off Road Parking
- Extensively Refurbished
 - Three Bedrooms
- Separate Living & Dining Rooms
 - Attractive Rear Garden
 - No Onward Chain

Asking Price £350,000 Freehold





Mapps Estates is delighted to bring to the market this well-presented, extensively refurbished three bedroom semi-detached residence conveniently located on the outskirts of New Romney. The accommodation comprises a living room, modern kitchen/breakfast room, dining room and separate utility/cloakroom to the ground floor, while on the first floor are three bedrooms and a modern fitted bathroom. There are also well-tended front and rear gardens as well as off-road parking for two cars. Enjoying views of the surrounding countryside and being sold with the added incentive of no onward chain, an early viewing of this attractive family home comes highly recommended.

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.

Ground Floor:

Front Entrance

With canopy over, UPVC stable front door with double glazed upper panel and frosted double glazed windows to both sides, opening to-

Reception Hall 12'4 x 5'9

With stairs to first floor, wood effect laminate flooring, coved ceiling, radiator.

Living Room 13'4 x 12'4

With front aspect UPVC double glazed window looking on to garden, coved ceiling, radiator.

Kitchen/Breakfast Room 19'8 x 9'3

With rear aspect UPVC double glazed window looking on to rear garden, modern fitted 'Howdens' kitchen comprising range of grey gloss finish store cupboards and drawers, square edged wood effect worktops with matching upstands, four ring induction hob with tiled splashback and extractor canopy over, inset stainless steel sink/drainer with mixer tap over, integrated dishwasher, space for fridge/freezer, fitted high level electric double oven, pull-out shelved larder cupboard, cupboard housing modern wall-mounted Worcester Bosch gas-fired combination boiler, space for breakfast table with UPVC double glazed French doors opening to patio and rear garden, coved ceiling, recessed downlighters, wood effect laminate flooring, radiator.

Dining Room 15'11 x 7'7

With side aspect UPVC double glazed window, wall-mounted cupboard housing consumer unit and electric meter, wood effect laminate flooring, coved ceiling, radiator, door to rear lobby.

Rear Lobby

With side aspect UPVC double glazed window, wood effect laminate flooring and fitted doormat, wooden glazed back door opening to rear garden, door to utility room/WC.

Utility Room/WC 6' x 5'11

With frosted window to rear, pedestal wash hand basin with mixer tap and tiled splashback over, WC, wood effect worktop with space and plumbing for washing machine and tumble dryer under, chrome effect heated towel rail, wood effect laminate flooring.

First Floor:

Landing

With side aspect UPVC double glazed window enjoying a countryside view, loft hatch with fitted loft ladder.

Bedroom 13'6 x 12'5

With front aspect UPVC double glazed window and countryside view, coved ceiling, radiator.

Bedroom 13'7 x 9'3

With rear aspect UPVC double glazed window with open outlook and countryside view, built-in single wardrobe, coved ceiling, radiator.

Bedroom 9'5 x 8'5

With front aspect UPVC double glazed window and countryside view, coved ceiling, radiator.

Bathroom 7'10 x 5'6

With UPVC frosted double glazed window, modern suite comprising panelled bath with mixer tap, wall-mounted shower attachment and shower screen over, vanity unit with wash hand basin and store cabinet under, WC with concealed cistern to side, shaver point, chrome effect heated towel rail, recessed downlighters, extractor fan, coved ceiling, part-tiled walls, wood effect vinyl flooring.

Outside:

The property enjoys a walled front garden, laid to lawn with a central paved area and shrubs to the side borders; to the front and side of the property is a driveway providing off-road parking space. The rear garden has been attractively landscaped and thoughtfully planted with a variety of shrubs and flower beds. The main garden has been laid to lawn while there are also several paved patio areas. There is also a garden shed, an outside tap and a side gate leading through to the front driveway.



Local Authority Folkestone & Hythe
Council Tax Band C
EPC Rating C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	83
(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	

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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 for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.