



Romney Way

Hythe CT21 6PL

- Beautifully Presented
- Modern Fitted Kitchen & Bathroom
 - Generous Living Room/Diner
- Detached Garage & Off Road Parking For Two Cars
 - Level Walking Distance To Amenities & Bus Stop
- Completely Refurbished Throughout
 - Two Double Bedrooms
 - Conservatory
 - Front & Rear Gardens
 - No Onward Chain

Asking Price £315,000 Freehold





Mapps Estates are delighted to bring to the market this beautifully presented, two bedroom semi detached bungalow enjoying delightful views of 'The Roughts', and within walking distance of the picturesque Royal Military Canal. Having recently been completely refurbished throughout, the property now boasts a brand new heating system, new double glazed windows with the exception of the conservatory, a modern fitted kitchen and bathroom, new floor coverings throughout, and also benefits from having been completely re-wired. With no onward chain and the added advantage of off road parking and a garage, viewing comes highly recommended.

Located to the western side of Hythe in a popular residential area offering a newsagents and selection of takeaway shops and public house close by. Regular bus services run along the main A259 giving access to the town centre. Here, you will find a good selection of independent shops and supermarkets including Aldi, Waitrose, Sainsbury's and Iceland. The Royal Military Canal runs through to the town, ideal for pleasant walks, cycling and fishing. Doctors' surgeries, dentists and library are just off the town centre, with the unspoilt seafront promenade within easy reach by car. Primary schooling is available in nearby Palmmarsh, with secondary schooling being available in nearby Saltwood. Grammar Schools for both girls and boys are also available in the nearby town of Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car and with the High-speed rail services available from Folkestone West Station, London St. Pancras is approximately fifty minutes away.

L-Shaped Entrance Hall

With Upvc double glazed front door, radiator, hatch to loft space, wood effect laminate flooring, doors to:

Living Room/Diner 16'10 x 11'11

With Upvc double glazed window to front, radiator, wood effect laminate flooring, electric fire with wooden surround and tiled hearth.

Modern Fitted Kitchen

A grey gloss kitchen with a range of matching wall and base units, roll top worksurfaces, tiled splashbacks, inset four ring electric hob with extractor over, and electric oven under, inset single drainer stainless steel sink with mixer tap over, newly installed wall hung combination boiler, space for fridge/freezer, space and plumbing for washing machine, radiator, wood effect vinyl flooring, inset spotlights, Upvc double glazed window to front and side.

Bathroom 6'8 x 5'6

A modern white suite comprising low level WC, vanity wash hand basin with mixer tap over and storage cupboards under, panelled bath with mixer tap and electric shower over, glazed screen to side, inset spotlights, part tiled walls, wood effect vinyl flooring, Upvc double glazed frosted window to side.

Bedroom 12'4 x 10'8

With Upvc double glazed window to rear over looking the garden and enjoying views to 'The Roughs', radiator, wood effect laminate flooring.

Bedroom 10'10 x 9'3

With wood effect laminate flooring, radiator, recessed consumer unit, Upvc double glazed sliding door leading through to:

Conservatory 8'0 x 8'5

of brick base construction with Upvc double glazed windows to both sides, double glazed sliding door to rear opening on to the garden, wood effect vinyl flooring.

Outside

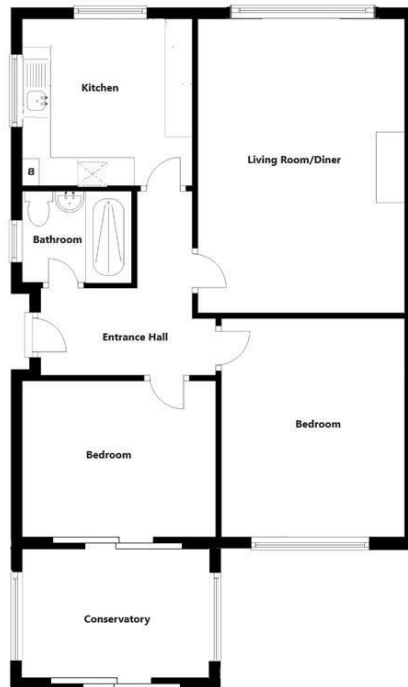
The rear enclosed garden is laid to lawn with gated side access leading back round to the front garden and drive way to the side. Here you have the benefit of off road parking for two cars with the addition of a detached garage.

Garage 14'12 x 8'4

With up and over door, power and light, glazed window to rear, and wooden door to the side giving access to the rear garden.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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.