



## Robin Hood Lane

Lydd TN29 9HY

- Charming Period Cottage
- Fitted Kitchen & Pantry
- Open Plan Living/Dining Room
- First Floor Bathroom
- Two Bedrooms
- Courtyard Garden
- Open Fireplace
- Character Features

**Asking Price £199,995 Freehold**





Mapps Estates are delighted to bring to the market this charming two bedroom mid-terraced property situated within level walking distance of local amenities and the primary school. The well-proportioned ground floor accommodation comprises an open plan living/dining room with an open fireplace and a fitted kitchen and pantry opening to the rear courtyard garden, while upstairs are the two bedrooms and bathroom. The property benefits from UPVC double glazing and a gas-fired central heating system, and offers many character period features throughout. An early viewing of this delightful home comes highly recommended.

Located in the semi-rural town of Lydd on the Romney Marsh, with a selection of local shops and a primary school. There is plenty to do in the local area, with Dungeness Natural Nature Reserve, the Romney, Hythe & Dymchurch light railway, and golf courses all only a short drive away. The nearby town of New Romney offers a selection of independent shops and restaurants together with a Sainsbury's store, doctors, dentists and both Primary and Secondary schooling. The medieval coastal town of Rye and the popular beaches of Camber Sands are also within half an hour's drive as is the market town of Ashford. High speed rail services to London are available from Ashford International railway station approximately twenty-five minutes away by car, providing fast services to London St Pancras in only thirty-eight minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone, London and the Port of Dover, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

#### Ground Floor:

#### Open Plan Living/Dining Room 17'10 x 14'1

With UPVC frosted double glazed front door, stairs to first floor with understairs store cupboard, living room area with feature 'Art Nouveau' style open fireplace with decorative tiled slips, front aspect UPVC double glazed window, radiator, exposed floorboards and ceiling timbers, dining room area with rear aspect UPVC double glazed window looking onto courtyard, recessed cupboard to chimney breast housing wall-mounted Glow Worm gas-fired combination boiler, fitted store cupboard and shelving to chimney breast recesses, radiator, heating thermostat, glazed panel door to kitchen.

### **Kitchen 9'11 x 7'4**

With UPVC double glazed back door to courtyard garden and UPVC double glazed window to side, range of fitted store cupboards and drawers, wood effect roll top work surfaces with tiled splashbacks, inset one and a half bowl resin sink/drainers with mixer tap over, inset four ring electric ceramic hob with extractor canopy over and electric oven under, slate effect laminate flooring, space and plumbing for washing machine, exposed brick archway through to pantry with fitted worktop, further store cupboards, integral wine racks, space for fridge/freezer, coved ceiling.

### **First Floor:**

#### **Landing**

With loft hatch and fitted loft ladder.

#### **Bedroom 11'1 x 8'9**

With front aspect UPVC double glazed window, recessed double wardrobe with hanging rail and light, two wall lights, radiator.

#### **Bedroom 8'7 x 7'3**

With rear aspect UPVC double glazed window with countryside view, shelved store cupboard and

fitted shelving to chimney breast recesses, radiator.

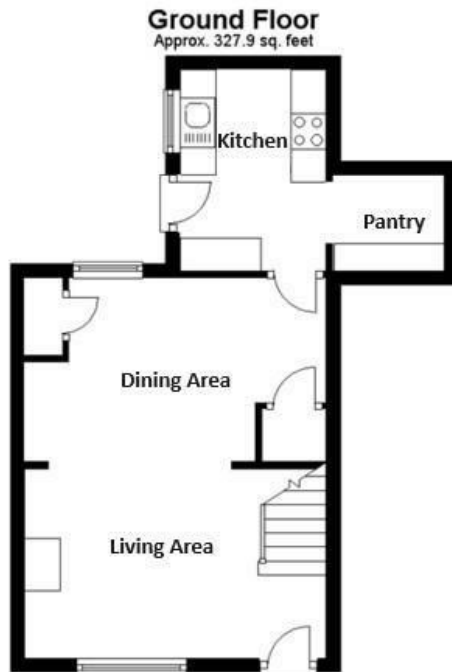
#### **Bathroom 6'3 x 5'7**

With UPVC frosted double glazed window, shower bath with mixer tap, Mira electric shower and shower screen over, pedestal wash hand basin, WC, mostly tiled walls, wood panelling, radiator, vinyl flooring, coved ceiling.

#### **Outside:**

A private courtyard garden laid to decking and artificial grass.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.