



Imbert Close

New Romney TN28 8XP

- Mid Terraced Property
 - Two Bedrooms
- Recently-Fitted Kitchen/Breakfast Room
 - Rear Garden
- Off-Road Parking For Two/Three Cars
- Ideal First Home
 - Living Room
 - Bathroom
- Gas Central Heating
- Close To Amenities & Schools

Asking Price £200,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented two bedroom mid-terraced property conveniently located within walking distance of local amenities and schools. The accommodation comprises a living room, recently fitted kitchen/breakfast room, two bedrooms and a bathroom. Outside, there is a rear garden and front driveway providing off-road parking for two/three cars. The property also benefits from gas central heating and UPVC double glazing. Making an ideal purchase for first-time or investment buyers, an early viewing comes highly recommended.

Located in the popular residential area of New Romney by the Romney. Hythe and Dymchurch light railway station, and within level walking distance of New Romney high street as well as the seafront. The Cinque Port town of New Romney offers a selection of independent shops and restaurants including a Sainsbury's store, a public library, doctors' and dentists' surgeries. Dungeness National Nature Reserve is just a short drive away. There are two local primary schools nearby and the Marsh Academy secondary school is only a short walk away. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities, access to the M20 as well as high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading west along the coast you will find the picturesque town of Rye, while to the east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover for access to mainland Europe.

Ground Floor:

Living Room 15'4 x 11'6

With UPVC frosted and leaded double glazed front door, front aspect UPVC double glazed window, coved ceiling, stairs to first floor with fitted understairs store cupboards and shoe drawers, consumer unit, radiator, glazed panel door to kitchen.

Kitchen/Breakfast Room 11'6 x 9'2

With UPVC frosted double glazed back door to garden, rear aspect UPVC double glazed window, recently-installed kitchen comprising a range of grey finish store cupboards and drawers, stone effect rolltop work surfaces and breakfast bar and matching splashbacks with concealed lighting over, inset stainless steel sink/drainer with mixer tap over, inset four ring induction hob with extractor canopy over and electric oven under, integrated fridge/freezer, space and plumbing for washing machine, recessed downlighters, wood effect vinyl flooring, wine rack, extractor fan.

First Floor:

Landing

With doors to bedrooms and bathroom.

Bedroom 13'3 x 11'6 (max)

With front aspect UPVC double glazed window with open outlook, radiator, loft hatch with fitted loft ladder (please note, there is a Worcester Bosch gas-fired combination boiler installed in the loft).

Bedroom 11'2 x 5'6

With rear aspect UPVC double glazed window, radiator.

Bathroom 8'1 x 5'8

With UPVC frosted double glazed window, panelled bath with mixer tap and separate shower over, pedestal wash hand basin with mixer tap and tiled splashback over, WC, built-in linen cupboard, wood effect vinyl flooring, part-tiled walls, radiator.

Outside:

To the rear is an enclosed garden; steps lead down from the back door to a paved patio and a small area of lawn; there is a back gate and outside tap. To the front is a concrete driveway with parking for up to three cars, and an outside double power point.

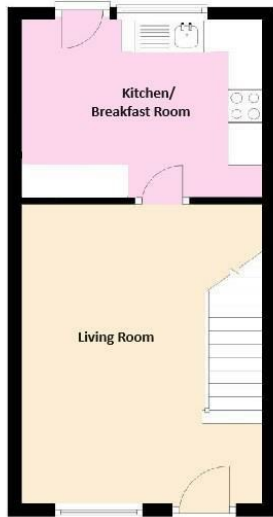


Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating



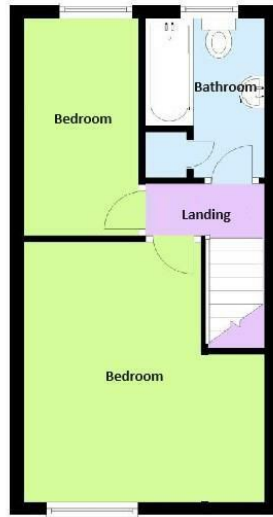
Ground Floor

Approx. 26.7 sq. metres (286.9 sq. feet)




First Floor

Approx. 26.7 sq. metres (287.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.

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