



## Rome Road

New Romney TN28 8DN

- Charming Period Home
  - Three Bedrooms
- Fitted Kitchen With Vaulted Ceiling
  - Utility Room
- Garage & off Road Parking
- Grade II Listed
- Wet Room & Family Bathroom
- Spacious Dining & Living Rooms
  - Gated Courtyard Garden
- Close To Schools & Amenities

**Price Guide £280,000 - £290,000 Freehold**







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Mapps Estates are delighted to bring to the market this deceptively spacious three bedroom semi-detached Grade II listed residence located just off the high street and within walking distance of local schools and amenities. The original cottage is thought to date back to the early 19th century and has more recently been sympathetically extended and benefits from a gated courtyard garden and detached garage. The well-presented accommodation comprises a fitted kitchen with underfloor heating, a spacious dining room opening to the living room, a utility room and a wet room to the ground floor, two bedrooms and a family bathroom with underfloor heating to the first floor, and a double bedroom to the top floor. The property also benefits from a gas central heating system and off-road parking. To fully appreciate the character and charm of this period home, an early viewing comes highly recommended.

Located just off New Romney high street 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 Lobby

With wooden entrance door with frosted double glazed panels and fitted blinds, stairs to first floor, door to living room, sliding door to utility room.

##### Utility Room 10'1 x 7'11 (max points)

With wooden double glazed back door to courtyard and double glazed window to side, fitted worktop with store cupboard and space and plumbing for washing machine under, wall-mounted Worcester Bosch gas-fired combination boiler, cupboard housing consumer unit, loft hatch, coat-hanging space, tiled floor, radiator, sliding door to wet room.

##### Wet Room 6'6 x 4'4

With sun pipe for natural light, walk-in shower area with Aqualisa shower and shower screen, pedestal wash hand basin, WC, wall light/shaver point, extractor fan, recessed downlights, vinyl flooring, fully tiled walls, chrome effect heated towel rail.

##### Living Room 12'2 x 10'10

With front aspect sash window, exposed brick chimney breast with slate hearth [please note: the existing gas fire has been disconnected], two wall lights, herringbone wood effect laminate flooring, radiator, opening through to dining room.

### **Dining Room 15'10 x 7'**

With side aspect double glazed window looking onto courtyard, internal frosted window through to kitchen, built-in double and single store cupboards, wall light, herringbone wood effect laminate flooring, radiator, frosted glazed panel door to kitchen.

### **Kitchen 16' x 6'**

With feature vaulted ceiling with Velux window and sun pipe, range of wooden store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset resin one and a half bowl sink/drainage with mixer tap over, four ring gas hob with extractor hood over, two fitted high level Neff electric ovens, space and plumbing for dishwasher, underfloor heating control panel, integrated fridge/freezer, wood effect vinyl flooring with underfloor heating, radiator, wooden glazed panel back door to courtyard with windows to both sides.

### **First Floor:**

#### **Landing**

With frosted side aspect window, doors to bedrooms and bathroom, stairs to top floor with understairs store cupboard, heating thermostat, underfloor heating control panel for bathroom, part-coved ceiling.

### **Bedroom 12'2 x 10'9**

With front aspect sash window, large built-in airing cupboard with fitted shelving and radiator, three wall lights, radiator.

### **Bedroom 10'8 x 6'9**

With UPVC frosted double glazed tilt & turn window, radiator.

### **Bathroom 5'6 x 5'5**

With frosted double glazed window, panelled bath with electric shower and shower screen over, pedestal wash hand basin, WC, vinyl flooring with underfloor heating, fitted shelved bathroom cabinet, fully tiled walls, extractor fan, chrome effect heated towel rail.

### **Top Floor:**

### **Bedroom 15'9 x 11'11 (max points)**

With side aspect window looking onto courtyard with rooftop view and glimpse of St Nicholas church, UPVC frosted tilt & turn window, low level eaves store cupboard, fitted store cupboards to one wall, fitted wardrobe, radiator.

### **Outside:**

A private gated courtyard (approx. 27'10 x 20'5 max points) laid to paving, with a decked area and fixed canopy with electric awning by the back door, raised brick-built beds, four water butts, a wall-mounted washing line, outside tap and power points. There is also a lean-to greenhouse (8'2 x 4'3) by the garage. To the front is a brick block paved parking area for up to two cars.

### **Garage 16'11 x 8'10**

With remote controlled up and over door, loft hatch with fitted loft ladder to boarded loft space, wall-mounted store cupboards, consumer unit, power and light, side aspect window and glazed panel door to courtyard.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.