



Romney Way

Hythe CT21 6PL

- Semi-Detached Residence
 - Two Double Bedrooms
- Spacious Living/Dining Room
 - Front & Rear Gardens
 - Popular Location
- Well-Presented Throughout
 - Modern Fitted Kitchen
 - Downstairs Bathroom
 - Garage & Parking
 - No Onward Chain

Asking Price £270,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented two bedroom semi-detached residence located within easy walking distance of a small parade of shops on the western outskirts of Hythe. The charming Royal Military Canal is also nearby for picturesque walks into the town centre. The well-proportioned accommodation comprises a reception hall, a modern fitted kitchen/breakfast room, a spacious living/dining room with a square bay window, and a bathroom to the ground floor, with the two double bedrooms to the first floor. The property also enjoys front and rear gardens, delightful views of 'The Roughs', a garage and parking space to the rear, and is being sold with the benefit of no onward chain. An early 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 Saltwood. Grammar schools for both girls and boys are also available in 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.

Ground Floor:

Side Entrance

With steps from side pathway to UPVC frosted double glazed entrance door opening to reception hall.

Reception Hall 7'11 x 7' (max points)

With stairs to first floor, wood effect vinyl flooring, built-in shelved store cupboard, heating thermostat, radiator, doors to kitchen, bathroom and living/dining room.

Kitchen/Breakfast Room 13'10(max) x 9'9

With rear aspect UPVC double glazed window looking onto garden, modern fitted kitchen comprising a range of white store cupboards and drawers, rolltop work surfaces, inset one and a half bowl stainless steel sink/drainers with mixer tap over, inset four ring gas hob with brushed stainless steel splashback and extractor canopy over and electric oven under, space and plumbing for dishwasher and washing machine, space for undercounter fridge and freezer, understairs store cupboard with fitted shelves, cupboard housing Baxi gas-fired boiler, space for breakfast table, wood effect vinyl flooring, radiator.

Living/Dining Room 16'5 x 14'2(max into bay)

With large square front aspect bay with UPVC double glazed windows enjoying views of the surrounding hillside known locally as 'The Roughs', cupboard housing modern consumer unit, two radiators.

Bathroom 6'4 x 6'4

With UPVC frosted double glazed window, modern suite comprising a shower/bath with mixer tap, Gainsborough electric shower and curved shower screen over, wash hand basin with mixer tap over and white gloss finish store cabinet under, WC, part-tiled walls, wood effect vinyl flooring, chrome effect heated towel rail.

First Floor:

Landing

With loft hatch and doors to both bedrooms.

Bedroom 11'9 x 11'2

With front aspect UPVC double glazed window with view of 'The Roughs', radiator.

Bedroom 11'3 x 10'6

With rear aspect UPVC double glazed window looking onto garden, door to eaves storage space with hot water cylinder, radiator.

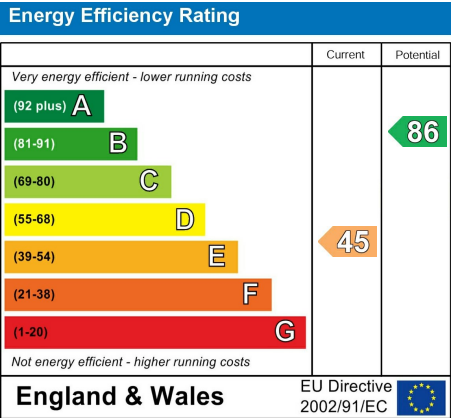
Outside:

To the front of the property is a lawned garden with shrub borders, a front picket fence and a gated side pathway. A side gate opens to the rear garden which enjoys a paved patio, a further lawned area and shrub borders. There is a back gate opening to the parking space and a personal side door accessing the garage.

Garage 15'6 x 8'2

With up and over door, rear window, personal door to side opening to rear garden.





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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.