



Eastern Road

Lydd TN29 9EF

- Semi-Detached Cottage
 - Deceptively Spacious
- Living Room & Dining Room
 - Rear Garden
- Well-Presented Throughout
 - Two Bedrooms
- Fitted Kitchen & Bathroom
 - No Onward Chain

Asking Price £225,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented and surprisingly spacious two bedroom semi-detached residence located within walking distance of amenities and primary school. The accommodation comprises a front entrance porch opening to the living room, a separate dining room and a good-sized kitchen to the rear, while upstairs are the two bedrooms and family bathroom; there is also a garden to the rear. The property benefits from UPVC double glazed windows and external doors as well as a gas central heating system, and is being sold with the advantage of having no onward chain. An early viewing 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:

Front Porch 4'4 x 2'6

With UPVC frosted double glazed front door, glass bricks to side, internal UPVC frosted double glazed door opening to living room.

Living Room 11'11 x 10'6

With front aspect UPVC double glazed window, cupboard housing consumer unit and electric meter, coved ceiling, radiator, door to dining room.

Dining Room 11'10 x 10'7

With UPVC frosted double glazed back door to side, staircase to first floor with small cupboard under, heating thermostat, coved ceiling, radiator, open archway through to kitchen.

Kitchen 9'6 x 8'11

With side and rear aspect UPVC double glazed windows, range of matching cream Shaker style store cupboards and drawers, wood effect rolltop work surfaces, inset stainless steel one and a half bowl sink/drainers with mixer tap over, space for gas cooker, space and plumbing for washing machine, space for fridge/freezer, extractor fan, wood effect vinyl flooring, coved ceiling, recessed downlighters.

First Floor:

Landing

With coved ceiling and doors to bedrooms and bathroom.

Bedroom 11'11 x 10'8

With front aspect UPVC double glazed window, fireplace with built-in shelved store cupboard to side recess, coved ceiling, radiator.

Bedroom 9'2 x 7'6

With rear aspect UPVC double glazed window, loft hatch, coved ceiling, radiator.

Bathroom 9' x 5'7

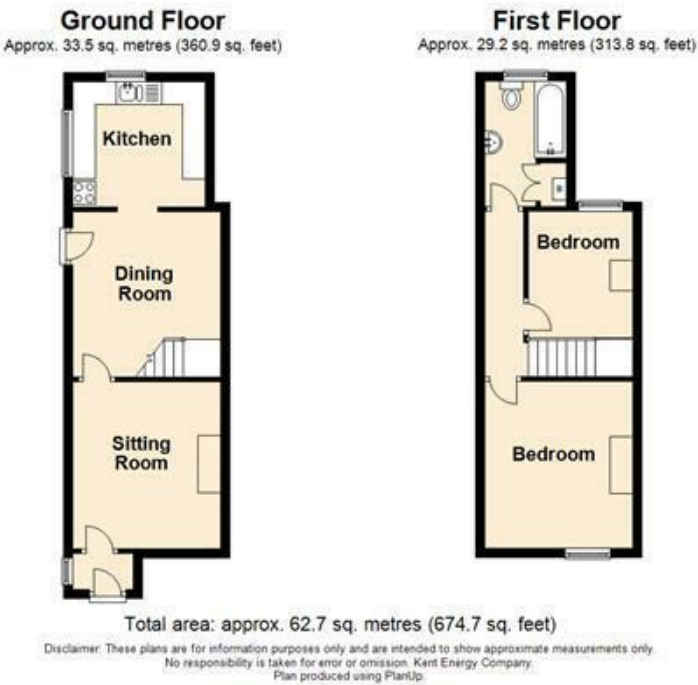
With UPVC frosted double glazed window, white

suite comprising panelled bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin, WC, chrome effect heated towel rail, wall-mounted fan heater, part-tiled walls, wood effect vinyl flooring, built-in airing cupboard housing wall-mounted Worcester Bosch gas fired combination boiler with hanging rail over.

Outside:

A front gate opens to a small front garden area laid to brick block paving; there is an outdoor wall light by the front door and a side gate leading through to the rear garden. This has been laid to artificial grass for easy maintenance; there is also a useful garden shed (7'7 x 5'5 internally) and an outdoor tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.