



Elm Road

St. Marys Bay Romney Marsh TN29 0ST

- Two Double Bedrooms
- Spacious Living Room/Diner
 - Fitted Kitchen
- Front & Rear Gardens
 - Garage En-Bloc
- Semi Detached Bungalow
 - Close To Beach & Amenities
 - No Onward Chain

Asking Price £279,950 Freehold





Mapps Estates are delighted to bring to the market this two-bedroom semi-detached bungalow residence on the popular 'Tree' estate in St Mary's Bay, within level walking distance of local shops and the beach. The property benefits from being sold with no onward chain, and comprises a fitted kitchen and bathroom, two bedrooms and a spacious living/dining. The property also enjoys front and rear gardens. Although in need of a little modernisation an early viewing of this well-appointed home comes highly recommended.

Located on the popular 'Tree' Estate in the village of St Mary's Bay, close to local amenities and within level walking distance of the beach and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House and the Levin Club. The larger town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both secondary and primary schooling; further primary schooling is available in Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

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Small Entrance Porch

With double glazed door and window to side, light.

Entrance Hall

With frosted glazed wooden front door and window to side, wood effect laminate flooring, built in storage cupboard housing gas meter and electric fuse box, doors leading through to:

Kitchen 11'7 x 7'6

With a range of matching wall and base units, roll top worksurfaces, inset single drainer, stainless steel sink with mixer tap over, inset four ring gas hob with electric oven under, space for under counter fridge and freezer, space and plumbing for washing machine and slimline dishwasher, wood effect laminate flooring, wood effect laminate flooring, wall hung boiler, Upvc double glazed door and window to side.

Living Room/Diner 18'11 x 11'9 (max points)

With Upvc double glazed window to front, two radiators, wood effect laminate flooring, coved ceiling, door through to:

Inner Hallway

With built in shelved linen cupboard housing hot water cylinder, wood effect laminate flooring, doors to:

Bedroom 12'1 x 10'9

With Upvc double glazed window to rear, coved ceiling, radiator, wood effect laminate flooring, hatch to loft (the loft is boarded, has a window and a fitted loft ladder).

Bedroom 8'9 x 8'1

With Upvc double glazed sliding patio door to garden, radiator, coved ceiling, wood effect laminate flooring.

Bathroom

A white suite comprising panelled bath with mixer tap and shower attachment over, low level WC, vanity wash hand basin, vinyl flooring, part tiled walls, radiator, coved ceiling, Upvc double glazed frosted window to side.

Outside:

The property enjoys an enclosed rear garden with the benefit of a paved patio area. Gated side access takes you down a crazy paved pathway along the side of the property and leads round to the front garden which has been tastefully landscaped. There is also the added advantage of a garage en-bloc.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	90
(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.