



Elm Road

St. Marys Bay TN29 0ST

- Semi-Detached Bungalow
- Spacious Living/Dining Room
 - Front & Rear Gardens
 - Nearby Garage En Bloc
- Two Bedrooms
- Fitted Kitchen & Bathroom
- UPVC Double Glazed Windows & External Doors
- No Onward Chain

Asking Price £250,000 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 room. The property also enjoys front and rear gardens and a nearby garage en bloc, and benefits from UPVC double glazing and a gas-fired central heating system. An early viewing comes highly recommended to really appreciate the full potential this bungalow has to offer.

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.

Entrance Hall

With UPVC frosted and leaded double glazed front door with windows to both sides, built-in cloaks cupboard with gas meter and fuse box, coved ceiling, tile effect laminate flooring, glazed panel door to living/dining room, sliding door to kitchen.

Kitchen 11'7 x 8'1

With side aspect UPVC double glazed window and back door, range of matching store cupboards and drawers, wood effect roll top worksurfaces with tiled splashbacks, inset one and a half bowl stainless steel sink with mixer tap over, four ring electric hob with extractor over and electric oven under, space for under counter fridge and freezer, space and plumbing for washing machine, tile effect laminate flooring, wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, heating control panel, coved ceiling.

Living/Dining Room 18'10 x 11'10

With front aspect UPVC leaded double glazed windows looking onto garden, coved ceiling, heating thermostat, radiator, glazed panel door to hallway.

Inner Hallway

With built-in airing cupboard housing hot water cylinder with fitted shelving over, doors to bedrooms and bathroom.

Bedroom 12'2 x 10'8

With rear aspect UPVC double glazed window looking onto garden, loft hatch (with fitted loft ladder, UPVC window to loft space), radiator.

Bedroom 9'1 (max) x 8'9

With rear aspect UPVC double glazed window looking onto garden, radiator.

Bathroom 6'8 x 5'8

With UPVC frosted double glazed window, white suite comprising WC, pedestal wash hand basin, panelled bath with electric shower and folding shower screen over, part-tiled walls, vinyl flooring, shaver point, radiator.

Outside:

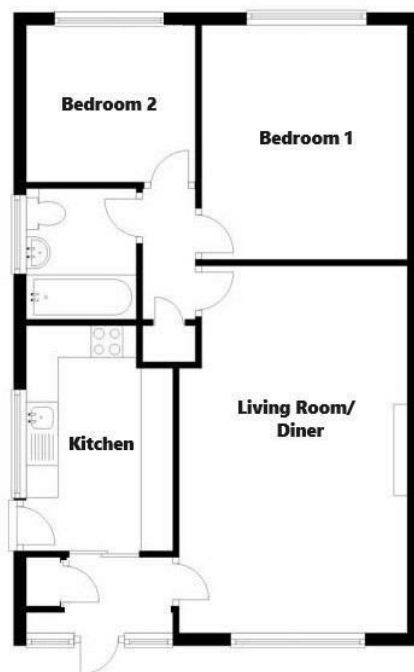
The property enjoys front and rear gardens with gated access and a bin store area to the side.

Garage 16'2 x 7'11

Single garage en bloc with up and over door, located a short walk from the property.



Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(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 	

Mapps Estates Sales Office

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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.