



The Green

Lydd Romney Marsh TN29 9ES

- End Terrace Family Home
- Well Presented Throughout
- Living Room With Log Burner
 - Large Rear Garden
- Two Off Road Parking Spaces
- Three Bedrooms
- Spacious Kitchen/Diner
- Modern Fitted Bathroom
 - Useful Storeroom
- Close To Shops

Asking Price £260,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom end terrace property conveniently located close to Lydd high street and amenities. The ground floor accommodation comprises an entrance hall, living room with a log burner, a spacious kitchen/diner with French doors to the patio and rear garden, a modern fitted bathroom and a useful storeroom, with the three bedrooms on the first floor. The generous rear garden is low maintenance being laid mostly to artificial grass, while there is a further garden area to the front and a driveway for two cars. 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:

Entrance Hall 7'8 x 5'4

With UPVC front door, stairs to first floor, recessed downlighters, tiled floor, radiator.

Kitchen/Diner 16'10 x 9'5

With front aspect UPVC double glazed window, rear aspect UPVC double glazed French doors to patio and garden, UPVC double glazed door to storeroom, fitted kitchen comprising red gloss finish store cupboards and drawers, wood effect worktops with tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, Neff four ring ceramic hob with AEG extractor fan over, fitted Neff electric oven with matching microwave over, space and plumbing for washing machine and tumble dryer, integrated dishwasher, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, recessed downlighters, tiled floor, space for dining table, radiator, door to understairs storage area with rear aspect UPVC double glazed window.

Living Room 13'4 x 11'

With two rear aspect UPVC double glazed windows looking onto garden, recessed cast iron log burner set onto tiled hearth with wooden surround and mantel, fitted store cupboards to chimney breast recesses, radiator.

Bathroom 8'11 x 5'4

With UPVC frosted double glazed window, shower bath with mixer tap, rainfall shower and separate hand-held shower attachment and shower screen over, wash hand basin with mixer tap over and store cabinet under, WC with concealed cistern, recessed downlighters, tiled floor, part-tiled walls, heated towel rail.

Storeroom 13'6 x 6' approx.

With UPVC frosted double glazed door opening to driveway and UPVC double glazed door opening to rear garden, fitted store cupboards, power and light.

First Floor:

Landing

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

Bedroom 13'8 (max) x 9'11

With rear aspect UPVC double glazed window

looking onto garden, two built-in double wardrobes, recessed downlighters, radiator.

Bedroom 10'1 x 8'4

With two rear aspect UPVC double glazed windows looking onto garden, recessed downlighters, radiator.

Bedroom 13'1 x 7'11

With some restricted head height, front aspect UPVC double glazed dormer window, recessed store cupboard, recessed downlighters, radiator.

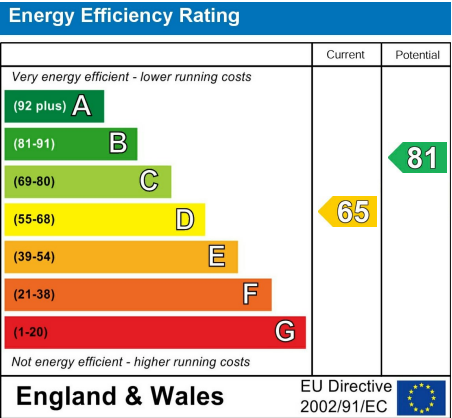
Outside:

To the front of the property is a lawned garden, with off-road parking space to the side for two cars.

There are outdoor wall lights and a tap. The generous rear garden is low maintenance, being mostly laid to artificial grass and with a large paved patio. There are also log stores and an outside tap.



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



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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.