



Moloney
COUNTRY PROPERTY



6 QUEENS ROAD LYDD

6 QUEENS ROAD, LYDD, KENT. TN29 9HL

A BEAUTIFULLY PRESENTED 2 BED, END TERRACE HOUSE, COMPLETELY REFURBISHED BY THE VENDORS, A SHORT DISTANCE FROM THE HIGH ST & WITHIN EASY ACCESS OF THE COAST, COMPRISING STUNNING CONTEMPORARY KITCHEN/BREAKFAST ROOM, SITTING ROOM, 2 BEDROOM AND STYLISH SHOWER ROOM. ENCLOSED, GOOD SIZE GARDEN. GFCH.

ACCOMMODATION LIST: SITTING ROOM, KITCHEN/BREAKFAST ROOM, FIRST FLOOR LANDING, 2 BEDROOMS, SHOWER ROOM. ENCLOSED REAR GARDEN, GARDEN STORES. GFCH.



Part obscure glazed door with double glazed window alongside to:

KITCHEN/BREAKFAST ROOM: Small double glazed window to the rear. Recently fitted with comprehensive range of grey, high gloss handleless base and wall units with square edge, laminate granite effect worktop over, inset with single bowl, single drainer, stainless steel sink unit. Bosch induction hob with oven below & glass splash back, glass extractor over. Integrated Beko slimline dishwasher, integrated washing machine. Matching bespoke under stairs cupboards with integrated fridge and freezer. Shelved storage cupboard and cupboard housing Ideal gas fired boiler servicing hot water & central heating. Inset ceiling lights. Wood effect laminate floor. Shoe storage unit. Stairs to the first floor. Space for small table. Opens to:

SITTING ROOM: Double aspect room with double glazed window to the front and side. Coved ceiling. Matching wood effect laminate floor. TV point.

LANDING: Matching doors to all rooms. Inset ceiling lights, coved ceiling.

BEDROOM ONE: Double glazed tilt and turn window to the front. Coved ceiling. Range of wardrobe storage with hanging rails, shelves and drawers. Wood effect laminate floor.

BEDROOM TWO: L-shaped with double glazed window to the rear. Coved ceiling. Loft hatch.

GUIDE PRICE £229,950



SHOWER ROOM: Obscure double glazed window to the rear. Fitted with contemporary white suite comprising WC, hand basin set onto stone surround with double doored storage below and mirror doored cupboard over. Metro tiled splashbacks. Aqua panelled shower cubicle with glass door & screen to side. Ladder style heated towel rail Wood effect laminate floor. Inset ceiling lights.

OUTSIDE: The property is approached from the road over a side pathway leading to the door at the rear. The small front garden has a hedged boundary and small area of grass. The rear garden is fully enclosed, accessed via a separate gate, with 2 timber garden stores and area of lawn.

Agents Note: There is a ROW across the rear to the adjoining property.

SERVICES: All mains services are connected. Gas central heating. (Recently replaced gas boiler).

FLOOR AREA: 52 m2 (560 ft2) Approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Folkstone & Hythe District Council.

COUNCIL TAX BAND: 'B'

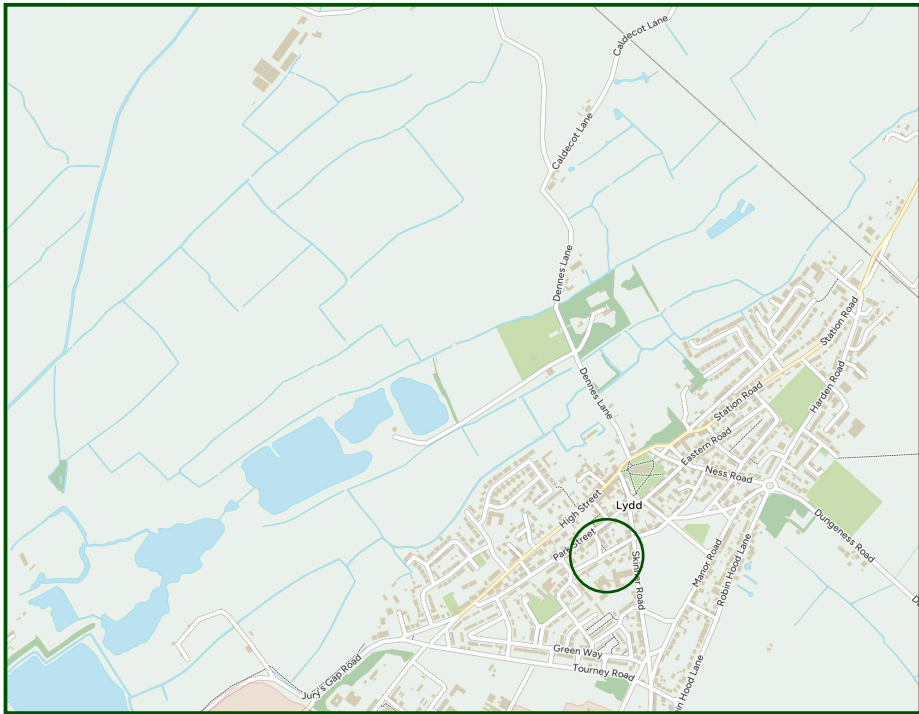
TENURE: Freehold

TRANSPORT LINKS: For the commuter, Lydd and Ashford stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe. The Motorway network (M20) can be easily accessed at Junction 10A via the A2070 (at Ashford).

DIRECTIONS: Leave Rye on the Camber Rd, continue through the village and onto Lydd Rd, Jurys gap Rd and then Tourney Rd. Turn left into Brooks Way, left again into Skinner Rd, pass the primary school on the left, taking the next left into Queen Rd. No 6 will be found after a short distance on the left.

What3Words (Location): [///topples.cROUTONS.breakaway](https://www.what3words.com/#!/topples.cROUTONS.breakaway)

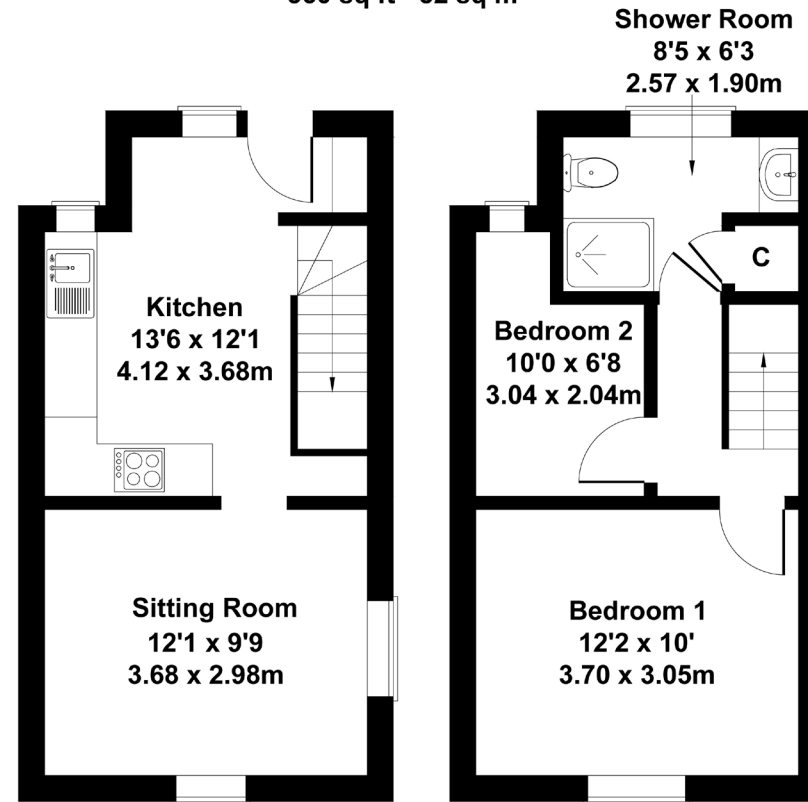
VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

6 Queens Road

Approximate Gross Internal Area
560 sq ft - 52 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

Image Awaited

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