



12 New Road Saltwood Hythe CT21 4QE
Guide £325,000

colebrooksturrock.com





12 New Road

Saltwood CT21 4QE

A spacious period cottage in the heart of Saltwood village

Situation

An extremely well located period cottage in a cul-de-sac location moments from Saltwood green and local amenities as well as the high performing village primary school and Brockhill Park Performing Arts College.

Nearby Hythe with its busy high street, supermarkets and range of independent shops and restaurants is also within easy reach.

Commuting services if required are excellent with High Speed rail links into London St Pancras on HS1 in under an hour via Sandling and Folkestone stations.

The M20 motorway provides a network to the remainder of Kent with Eurotunnel in Cheriton offering connections to the Continent.

The Property

A spacious period cottage forming part of a distinctive terrace enjoying a wealth of original detail and character.

The entrance hall leads to a through lounge/dining room with a large bay window, stripped floors and doors and a brick fireplace.

There are steps down to the kitchen and bathroom beyond.

Rising to the first floor there are three good size bedrooms.

The property benefits from double glazing and gas fired central heating.

Outside

The south easterly facing rear garden is mainly laid to lawn with some flower borders, a garden shed, outside store room and the convenience of rear access.

Services

We understand all main services are available.

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Current Council Tax Band: C

EPC Rating: D

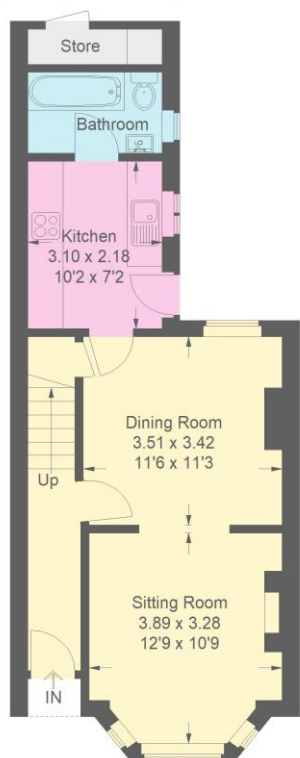
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 260666**

12 New Road, Saltwood, Hythe



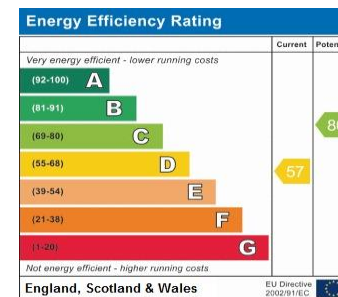
Ground Floor
41.9 sq m / 451 sq ft

Approximate Gross Internal Area = 78.7 sq m / 847 sq ft
External Store = 1.5 sq m / 16 sq ft
Total = 80.2 sq m / 863 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 804685)



First Floor
36.8 sq m / 396 sq ft



The Green, Saltwood, Hythe, Kent, CT21 4PS
t: 01303 260666
saltwood@colebrooksturrock.com



colebrooksturrock.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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