



**15 Beatrice Mews Leonard Road, New Romney, TN28 8UQ**

**Price £225,000**

Quietly situated terraced bungalow with conservatory, two bedrooms, courtyard garden with views over shingle fields and nature reserve. Short walk to the beach, parking for two to three cars.

**UPVC Front Door to:****Hallway****Lounge 11'9 x 10'3 (3.58m x 3.12m)**

Window to front.

**Kitchen 11'4 x 7'5 (3.45m x 2.26m)**

Stainless steel sink unit, range of mottled work surfaces with wood fronted drawers and cupboards, wall cupboards, hob with extractor above and low level oven, space and plumbing for appliances, ceramic tiled floor.

**Conservatory 11'1 x 8'2 (3.38m x 2.49m)**

Ceramic tiled floor with under floor heating.

**Bedroom One 10'1 x 8'3 (3.07m x 2.51m)**

Window to front.

**Bedroom Two 8'5 x 5'7 (2.57m x 1.70m)**

Window to rear.

**Shower Room**

Fully tiled walls and white suite comprising glass fronted shower cubicle, wash hand basin with cupboard under, low level WC.

**Outside**

There is an allocated parking space to the front and space for two to three cars at the rear.

The rear garden is nicely enclosed being paved for ease of maintenance.

**Services**

Mains water and electricity. Private drainage.

**Tenure**

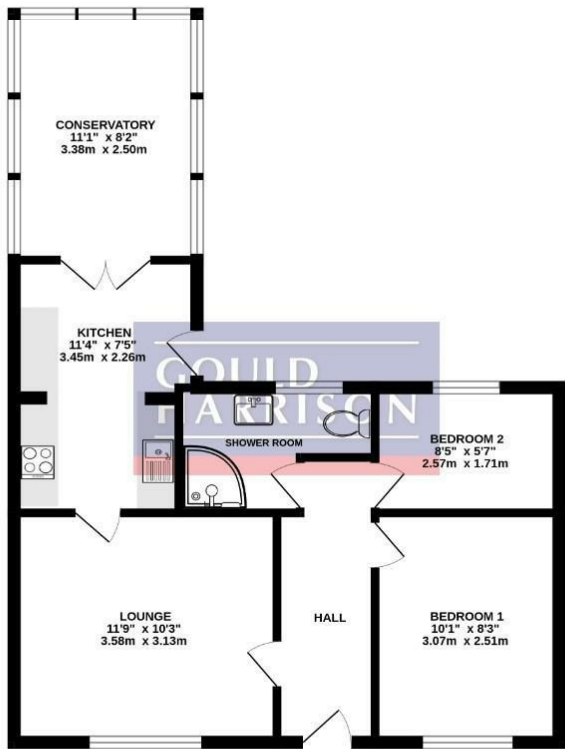
Freehold.

**Council Tax**

Folkestone & Hythe District Council Band: A.

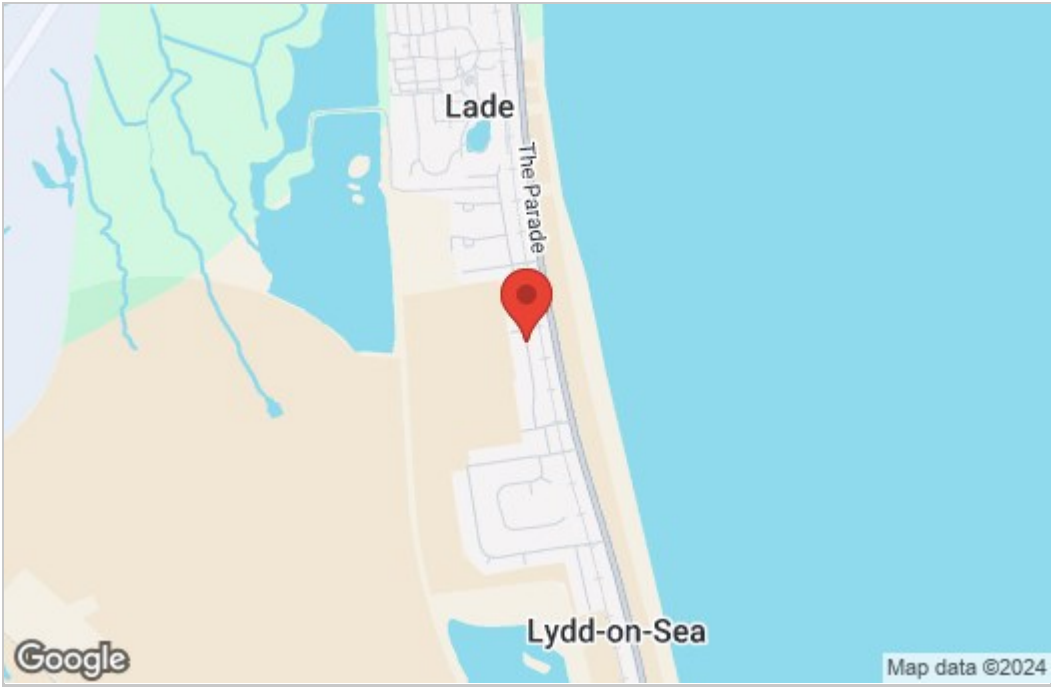
Floor Plan

GROUND FLOOR

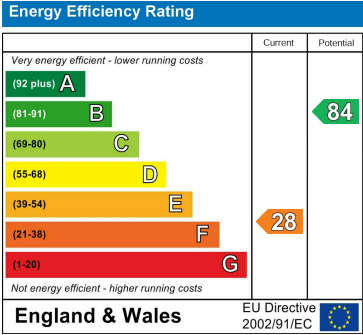


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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