Dymchurch Road

Hythe CT21 6JZ

- Mid-Terraced House
- Fitted Kitchen/Diner
- Separate Lean-To Utility
- Attractive Rear Garden
- Two Double Bedrooms
- Spacious Living Room
- Easy Level Walking Distance To Shops
- Ideal First Time Buy Or Investment

Asking Price £210,000 Freehold

Mapps Estates are pleased to bring to the market this well presented two bedroom mid-terrace property conveniently located within level walking distance of the town centre and the Royal Military Canal. The ground floor accommodation comprises a front porch, a fitted kitchen/diner, a spacious living room, and a lean-to utility room, while upstairs you will find the two double bedrooms and the family bathroom. The property also enjoys a lovely rear garden. An early viewing comes highly recommended.

Backing onto the historic Romney, Hythe and Dymchurch light railway, and located on the level within a short walk to the delightful Royal Military Canal and Hythe town centre. Here you will find an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library. The town also boasts several supermarkets including Sainsbury's and Waitrose, and Aldi is just a short stroll away. The seafront and promenade are also easily accessible. Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood, while grammar schools for both boys' and girls' are available in nearby Folkestone. Sandling mainline railway station, the M20 motorway, Channel Tunnel terminal and port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Ground Floor:

Front Porch 4'11 x 2'8
With UPVC double glazed front door and windows, internal UPVC frosted double glazed door opening to entrance hallway.

Entrance Hall
With stairs to first floor and door to kitchen/diner.

Kitchen/Diner 11'1 x 10'8
With front aspect UPVC double glazed window, range of matching wood effect store cupboards and drawers, roll top worksurfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap over, inset four ring gas hob with electric oven under and extractor canopy over, tiled effect vinyl flooring, space for undercounter fridge, recessed downlighters, radiator, door to living room.

Living Room 13'10 x 10'8
With rear aspect UPVC double glazed window, wood effect vinyl flooring, recessed downlighters, heating thermostat, radiator, built-in understairs storage cupboard with consumer unit and electric meter, double doors and steps leading down to utility room.

Lean-To/Utility Room 10'7 x 4'3
With rear aspect UPVC double glazed windows and back door opening to garden, pitched polycarbonate roof, fitted worktops, space and plumbing for washing machine, tumble dryer, undercounter fridge and freezer, wall-mounted store cupboard, tiled floor, radiator.

First Floor:

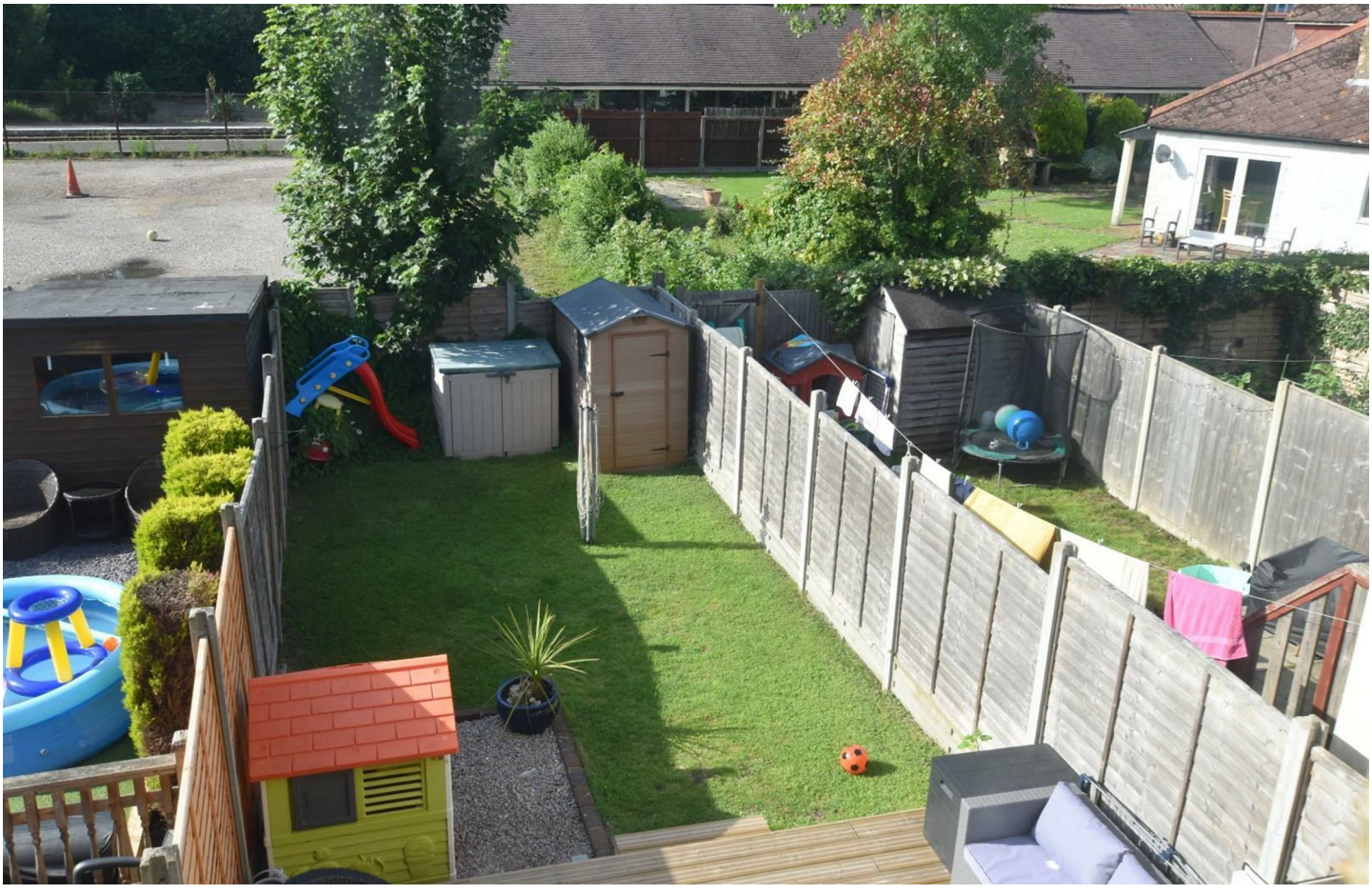
Landing
With doors to bedrooms and bathroom.

Bedroom 11'2 x 10'8
With front aspect UPVC double glazed window, feature fireplace, large recessed double wardrobe with storage space over, radiator.

Bedroom 10'7 x 8'4
With rear aspect UPVC double glazed window looking onto garden and the light railway station, radiator.

Bathroom 7'9 x 5'2
With rear aspect UPVC double glazed window looking onto garden and the light railway station, panelled bath with central mixer tap, rainfall shower with separate hand-held shower attachment and folding shower screen over, pedestal wash hand basin with mixer tap over, WC, fully tiled walls, vinyl tiled flooring, chrome effect heated towel rail.

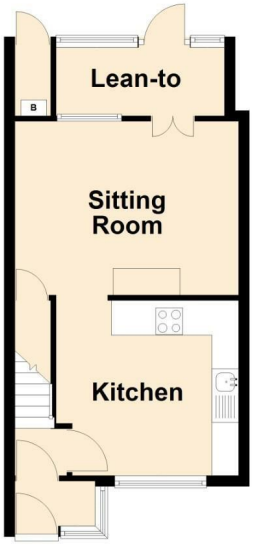
Outside:
The property is accessed via a shared front gate opening to the front garden and bin store area and the front porch. The rear garden enjoys a decked terrace, the rest of the garden being laid to lawn with a gravelled area to one side. There is an outdoor store cupboard housing a wall-mounted Glow Worm gas-fired combination boiler, a garden shed and store, a water butt, outside tap and power point.



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

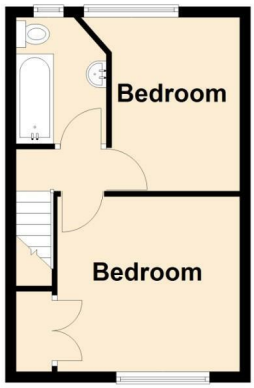
Ground Floor

Approx. 34.5 sq. metres (370.9 sq. feet)

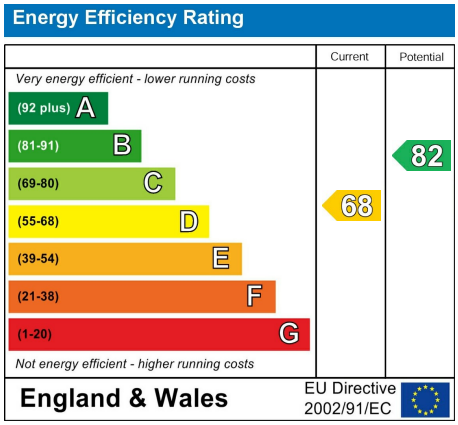


First Floor

Approx. 27.7 sq. metres (297.6 sq. feet)



Total area: approx. 62.1 sq. metres (668.5 sq. feet)



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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.