



Victoria Avenue

Hythe CT21 6JG

- Mid-Terrace Period Cottage
 - Spacious Lounge
 - Separate Utility Room
- Feature Fireplaces To Both Bedrooms
- Close To Hythe Green & High Street
- Two Double Bedrooms
 - Kitchen/Diner
- Downstairs Bathroom
- Good-Sized Rear Garden
 - No Onward Chain

Asking Price £245,000 Freehold





Mapps Estates are delighted to bring to the market this charming mid-terrace period cottage conveniently located within easy reach of Hythe Green and within level walking distance of the seafront and high street. The well-proportioned accommodation comprises a front porch, a spacious lounge, a kitchen/diner, separate utility room, a fitted bathroom and two double bedrooms both having feature fireplaces. The property enjoys a good-sized garden to the rear, modern UPVC double glazing throughout and a gas central heating system. Being sold with the benefit of no onward chain, an early viewing comes highly recommended.

Located conveniently within level walking distance of the historic Royal Military Canal, Hythe's seafront, The Hythe, Green and the town centre itself. 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 an Aldi and Waitrose stores, and Sainsbury's which is only a short stroll away. Primary schooling is located just off the nearby green with secondary schooling available in Saltwood; grammar schools for both boys and girls are available in nearby Folkestone. Sandling main line 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:

Entrance Porch

With UPVC double glazed windows, UPVC frosted double glazed front door, internal UPVC double glazed door opening to lounge.

Lounge 12'9 x 11'11

With front aspect UPVC double glazed window, built-in low level cupboard housing the consumer unit and electric meter, feature fireplace, stairs to first floor, dado rail, three wall lights, radiator, door to kitchen/diner.

Kitchen/Diner 11'10 x 9'4

With rear aspect UPVC double glazed window, range of cream Shaker style store cupboards and drawers, tiled worktops and splashbacks, inset resin sink/drainers with mixer tap over, inset four ring gas hob with electric oven under and pull-out extractor over, space for fridge/freezer, wood effect vinyl flooring, radiator, door leading through to utility room.

Utility Room 6'8 x 4'7

With UPVC frosted double glazed back door, fitted worktop with space and plumbing under for washing machine and tumble dryer, wall hung Vaillant gas-fired combination boiler, wood effect vinyl flooring, radiator, door to bathroom.

Bathroom 6'9 x 6'6

With three UPVC frosted double glazed windows, white suite comprising WC, pedestal wash hand basin, panelled bath with shower and shower screen to over, part-tiled walls, aquaboard panelling to one wall, extractor fan, radiator.

First Floor:

Landing

With wall light, picture rail, doors to bedrooms.

Bedroom 11'11 x 10'

With front aspect UPVC double glazed window, feature fireplace, picture rail, recessed fitted wardrobe, radiator.

Bedroom 12' x 9'7

With rear aspect UPVC double glazed window, feature fireplace, picture rail, loft hatch, radiator.

Outside:

To the front of the property is a low-walled paved garden with a gated path to the front porch. There is a paved back yard area with an outside tap; from here you cross a shared right of way to enter via a gate into the private rear garden. This low maintenance garden is laid to both paving and artificial grass, with raised shrub borders and a garden shed.



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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.