



Aspen Close

St. Marys Bay Romney Marsh TN29 0XA

- Semi-Detached Bungalow
 - Two Bedrooms
 - Conservatory
- Some Updating Required
- Close To Shops & Seafront
- Cul De Sac Location
- Open Plan Lounge/Diner
- Garage, Carport & Driveway
 - Solar Panels
- No Onward Chain

Asking Price £269,950 Freehold





Mapps Estates are pleased to bring to the market this two bedroom semi-detached bungalow located in a cul de sac on the popular Trees estate in St Mary's Bay, conveniently situated within level walking distance of local shops and the seafront. The accommodation comprises a side entrance porch, reception hall, fitted kitchen, a spacious lounge/diner, two bedrooms, a shower room and a rear conservatory. The property also benefits from solar panels, ample off-road parking, a detached garage and a rear garden, Being sold with the advantage of no onward chain, an early viewing comes highly recommended.

Located on the popular 'Tree Estate' in the coastal village of St Mary's Bay, close to local amenities and within level walking distance of the sandy beaches and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House, the Levin Club and an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store; the nearby village of Dymchurch also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes away by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Entrance Porch 5'11 x 2'11

A UPVC side porch with double glazed windows and sliding door, tiled floor, wall light, internal UPVC frosted double glazed door opening to reception hall.

Reception Hall 6'4 x 3'11

With loft hatch, coved ceiling, frosted glazed panel door opening to lounge/diner, open doorway through to kitchen.

Kitchen 9'2 x 6'

With front aspect UPVC double glazed window, fitted rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainage with mixer tap over, matching range of fitted store cupboards and drawers, space for cooker with extractor canopy over, space for fridge/freezer, space and plumbing for washing machine and dishwasher, cupboard housing consumer unit, built-in shelved store cupboard, wall-mounted Ideal gas-fired combination boiler, heating control panel, vinyl flooring, radiator.

Lounge/Diner 18'10 x 13'8 (max)

With large front aspect UPVC double glazed window, coved ceiling, ceiling fan/light, two radiators, frosted glazed panel door opening to inner hallway.

Inner Hallway

With frosted glazed panel doors to both bedrooms and door to shower room.

Bedroom 12'2 x 10'9

With rear aspect UPVC double glazed window looking onto garden, range of matching wood effect bedroom furniture to one wall comprising wardrobes, store cupboards, dressing table and drawers, coved ceiling, radiator.

Bedroom 8'10 x 8'4

With coved ceiling, radiator, rear aspect UPVC

double glazed window and sliding door opening to conservatory.

Conservatory 7'10 x 7'7

A UPVC lean-to conservatory with double glazed windows and door opening to rear garden, pitched polycarbonate roof, wall light.

Shower Room 6'8 x 5'8

With UPVC frosted double glazed window, walk-in shower cubicle with Mira electric shower, WC, pedestal wash hand basin, wall light/shaver point, extractor fan, part-tiled walls, vinyl flooring, heated towel rail.

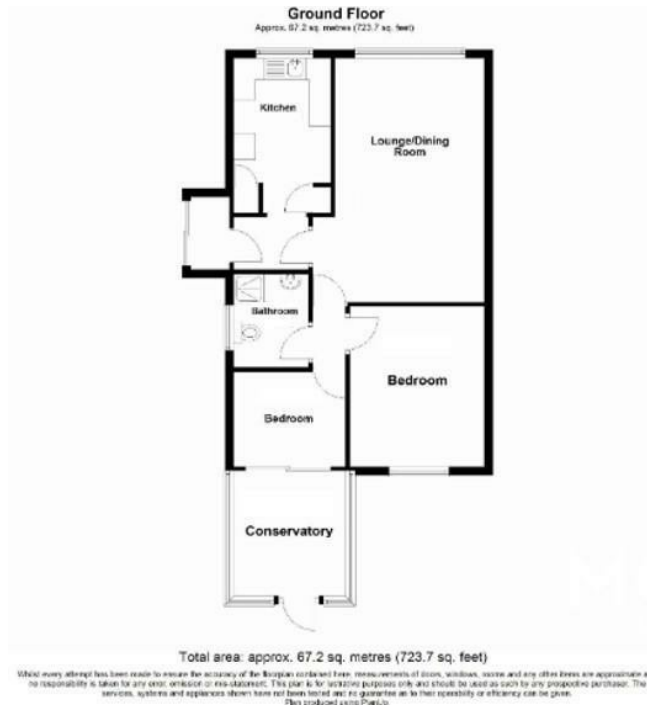
Outside:

To the front of the property is a concrete driveway providing off-road parking for two/three cars with a garden area to one side laid to beach shingle. Double gates open to a further parking area and carport with an outdoor tap and power points and access to the detached garage, The rear garden is laid to lawn with mature shrub borders, a paved patio by the conservatory, two garden sheds and several water butts.

Garage

A detached pre-fab garage with an up and over door and rear window.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 84 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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.