



## Uden Road

Dymchurch Romney Marsh TN29 0UH

- Semi-Detached Bungalow
  - Two Bedrooms
  - Modern Fitted Bathroom
  - Large Rear Conservatory
- Extended Garage & Off-Road Parking
- Recently Refurbished
- Kitchen With Integrated Appliances
- Separate Living & Dining Rooms
- Front & Rear Gardens
- No Onward Chain

**Asking Price £289,950 Freehold**





Mapps Estates are pleased to bring to the market this immaculately presented and refurbished two bedroom semi-detached bungalow residence located on the popular Redoubt estate and within walking distance of the seafront. The well-proportioned accommodation comprises a modern fitted kitchen with integrated appliances, a separate dining room, a spacious living room opening to a generous rear conservatory, two bedrooms with fitted wardrobes and a modern fitted bathroom. The property enjoys attractive front and rear gardens, a brick block paved driveway and an attached and extended garage. Being sold with the benefit of no onward chain, an early viewing comes highly recommended.

Located on this popular residential development on the Dymchurch/Hythe border and within easy access of the sandy beaches of Dymchurch. The pretty Cinque Port town of Hythe is a short car journey along the coast and offers a good selection of independent shops together with Sainsbury's, Waitrose and Aldi stores. The town also has the beautiful historic Royal Military Canal running through the centre. Primary schooling is located in Hythe and the village of Dymchurch, which also offers a small selection of local shops and a Tesco mini-store. Secondary schooling is available in nearby New Romney and Saltwood, while both boys' & girls' grammar schools are available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Hi-speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to St Pancras London, and from Folkestone West with a travelling time of approximately 50 minutes.

#### **Side Entrance**

With external store cupboard to side housing gas and electric meters, consumer unit and water tap, composite front door with inset frosted double glazed panels, opening to entrance lobby.

#### **Entrance Lobby**

With recessed spotlight, coved ceiling, internal frosted glazed panel door opening to hallway.

#### **Hallway**

With coved ceiling, open doorway to kitchen and opening through to dining room.

#### **Kitchen 9'5 x 8'6**

With front aspect UPVC double glazed window looking onto garden, range of gloss finish fitted store cupboards and drawers, marble effect rolltop work surfaces with matching upstands, inset stainless steel sink/drainers with mixer tap over, four ring Neff induction hob with splashback and AEG extractor canopy over, high level fitted Neff electric oven, integrated fridge/freezer and dishwasher, coved ceiling, serving hatch through to dining room.

### **Dining Room 11'9 x 8'**

With large full length front aspect UPVC double glazed window looking onto garden, coved ceiling, three wall lights, heating control panel, radiator, doors to inner hallway and living room.

### **Living Room 14'8 x 11'**

With rear aspect windows and glazed panel door opening to conservatory, coved ceiling, two radiators.

### **Conservatory 15'7 x 8'**

With a brick base and UPVC double glazed windows with fitted blinds, door to garage, utility area with space and plumbing for washing machine and tumble dryer with wall-mounted store cupboard over, tiled floor, UPVC double glazed French doors opening to rear garden.

### **Inner Hallway**

With loft hatch and fitted loft ladder (the loft is fully boarded, has lighting and a Vaillant gas-fired combination boiler), built-in linen cupboard with fitted shelving, doors to bedrooms and bathroom.

### **Bedroom 11'10 x 11'8**

With front aspect UPVC double glazed window looking onto garden, built-in double wardrobe with hanging rail and shelf over, coved ceiling, radiator.

### **Bedroom 10'2 x 7'4**

With rear aspect UPVC double glazed window looking onto garden, recessed wardrobe with hanging rail and shelving unit over, coved ceiling, radiator.

### **Bathroom 7'2 x 5'5**

With UPVC frosted double glazed window, panelled bath with mixer tap and Triton electric shower over, pedestal wash hand basin, WC with concealed cistern and shelf over, marble effect wall tiles, radiator.

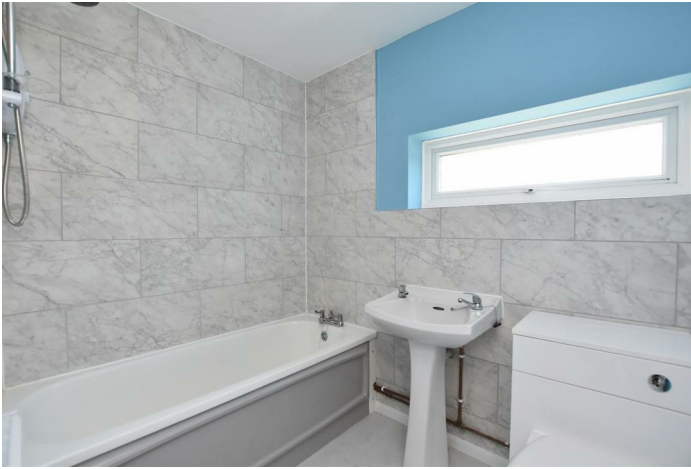
### **Outside:**

To the front of the property is an area of lawn with a water butt, and a brick block paved driveway to the side providing off-road parking for two cars and access to the garage. The attractive rear garden enjoys a paved patio, a lawn and mature shrub borders. There is an outside tap and wall light, and a good-sized garden shed (9' x 7' with sliding doors) set onto a concrete base.

### **Garage 25'3 x 8'8**

With remote controlled sectional up and over door, rear aspect UPVC double glazed window, power and light, personal door opening to conservatory.





**Ground Floor**



Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Mapps Estates Sales Office**

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
<http://www.mappsestates.co.uk>

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