



Longage Hill, Rhodes Minnis, Canterbury, Kent, CT4 6XS

- Offering Great Potential
- 3 Bedrooms
- Dining Room
- Bathroom & Separate WC
- Detached Garage
- Area Of Outstanding Natural Beauty
- Sitting Room
- Kitchen
- Double Glazing
- No Chain

Asking Price £325,000



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DESCRIPTION

A 3 bedroom semi detached family home adjoining and overlooking open countryside. Offering great potential, the accommodation offered includes on the ground floor a sitting room to the front, dining room to the rear along with the kitchen. To the first floor there are 3 bedrooms a bathroom and separate WC. All windows are double glazed.

There are gardens on three sides along with a detached garage approached via a long driveway.

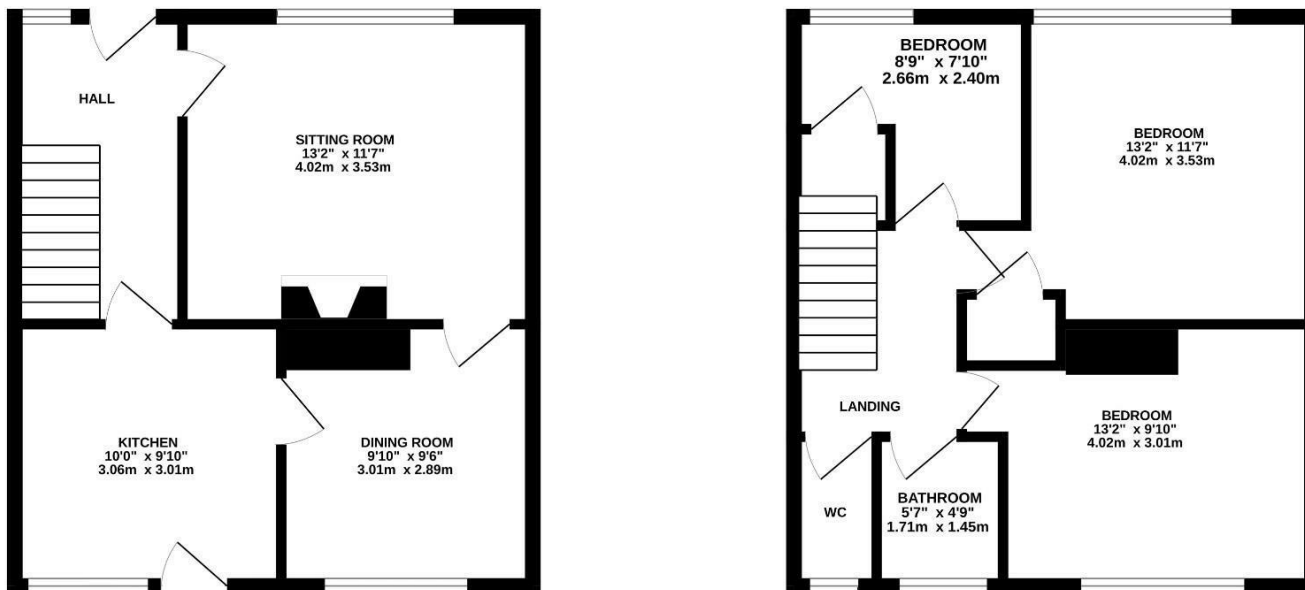
Rhodes Minnis is a small village situated at the South West end of the Elham Valley and next to Lyminge Forrest. The property is conveniently located with access to Canterbury, Folkestone, Hythe and Ashford and the M20 is a short drive away. Village amenities include a tearooms, village hall with community events and clubs. The nearby bustling village of Lyminge is approximately 2 miles distant with a larger range of amenities to include two doctors surgeries, public house, post office and grocers store, chemist, hairdressers, barbers and takeaways.

IDENTIFICATIONS CHECKS

"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."







TOTAL FLOOR AREA : 837 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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Viewings

Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

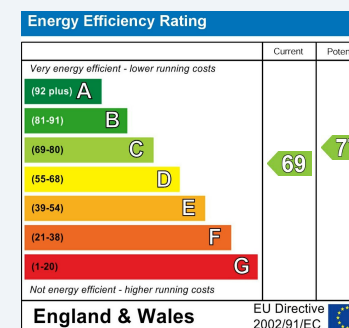
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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