



## Dymchurch Road

Hythe CT21 6JZ

- Mid-Terraced House
- Spacious Living Room With Open Fire
  - Fitted Bathroom
- New Boiler & Electrics In Last Five Years
- Easy Level Walking Distance To Shops
- Two Double Bedrooms
- Modern Kitchen/Diner
- Front and Rear Gardens
- Ideal First Time Buy Or Investment
- Short Onward Chain

**Asking Price £200,000 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 spacious living room with an open fire, and a modern Howdens fitted kitchen/diner with integrated appliances, while upstairs you will find two double bedrooms and a bathroom. The property also enjoys a lovely rear garden. The property has also been rewired and had a new boiler installed within the last five years. Considered an ideal first time buy or investment, an early viewing comes highly recommended.

Backing onto the historic Romney, Hythe and Dymchurch light railway station, and located within a short level walk of 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:

#### Entrance Hall

With composite front door with frosted double glazed panels, stairs to first floor, fitted doormat, radiator, door to living room.

#### Living Room 11'2 x 10'8

With front aspect UPVC double glazed window, open fireplace, wood effect herringbone style vinyl flooring, radiator.

### **Kitchen/Diner 13'10 x 10'7**

With rear aspect UPVC double glazed window looking onto garden, UPVC double glazed back door, modern 'Howdens' fitted kitchen comprising a generous range of dark blue woodgrain effect store cupboards and drawers, square edge worktops with matching splashbacks, inset one and a half bowl stainless steel sink with mixer tap over, four ring gas hob with extractor canopy over, fitted high level electric oven to side, integrated fridge/freezer, dishwasher and washing machine, recessed downlighters, space for dining table, understairs store cupboard with modern consumer unit and electric meter, wood effect herringbone style vinyl flooring, radiator.

### **First Floor:**

#### **Landing**

With doors to bedrooms and bathroom.

#### **Bedroom 11'2 x 10'8**

With front aspect UPVC double glazed window, radiator.

#### **Bedroom 10'8 x 8'4**

With rear aspect UPVC double glazed window looking onto garden and light railway station, fitted

double wardrobe also housing wall-mounted Vaillant gas-fired combination boiler (installed 2022), radiator.

### **Family Bathroom 7'8 x 5'6**

With UPVC frosted double glazed window, panelled bath with mixer tap, rainfall shower and separate hand-held shower attachment over, wash hand basin with mixer tap over and store cabinet under, WC, chrome effect heated towel rail, extractor fan, built-in shelved linen cupboard, fully tiled walls, tile effect vinyl flooring.

### **Outside:**

Shared front access leads to the front entrance and a walled front garden with a raised planter and feature fuchsia plant. Directly to the rear of the property there is a lean-to store with power and light, an outside tap, and gates to both sides providing a right of way for the neighbouring property. Steps lead down to the rear garden which has a central wooden walkway with a shrub border on one side and artificial grass on the other. There is also a paved terrace to the back corner.





| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         |                                                                                                               |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   |         |                                                                                                               |
| (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.