



Cedar Crescent

St. Marys Bay Romney Marsh TN29 0XH

- Semi-Detached Bungalow Residence
 - Spacious Lounge/Diner
 - Fitted Kitchen
 - Front & Rear Gardens
 - Garage With Utility Area
- Two Bedrooms With Fitted Wardrobes
 - Rear Conservatory
 - Fitted Shower Room
- Carport & Tarmac Driveway
 - No Onward Chain

Asking Price £275,000 Freehold





Mapps Estates are delighted to bring to the market this well presented two bedroom semi-detached bungalow residence located on the popular 'Tree' estate and within level walking distance of local shops and the seafront. The accommodation comprises an entrance hall, two bedrooms both with fitted wardrobes, a spacious lounge/diner opening to a rear conservatory, a fitted kitchen and shower room. The property enjoys front and rear gardens, a tarmac driveway and carport, and a garage with a remote-controlled roller door and utility area to the rear. The property could now benefit from some updating, but is 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 sand and pebble beaches. A regular bus service operates between Folkestone and Rye, with a convenient local bus stop nearby. The village itself offers a small selection of local shops, post office, Chinese takeaway and a fish & chip shop together with an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities including a Sainsbury's store, as well as a variety of pubs and restaurants; the nearby village of Dymchurch also offers a small selection of shops together with a Tesco mini store. Hythe, Folkestone and Dungeness are also within easy driving distance, as is Littlestone's links golf course. The M20 motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, with high-speed rail services available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Entrance Hall 9'5 x 3'11

With UPVC frosted double glazed front door, loft hatch with fitted loft ladder (the loft space has been part-boarded, has a frosted window and light, and a modern Worcester Bosch gas-fired combination boiler).

Bedroom 12'7 x 10'7

With front aspect oriel window with UPVC double glazed windows looking onto garden, fitted wardrobes to one wall with mirrored sliding doors, radiator.

Bedroom 9' x 8'4

With front aspect UPVC double glazed window looking onto garden, fitted triple wardrobe with mirrored sliding doors, fitted shelf, radiator.

Shower Room 6'5 x 5'9

With UPVC frosted double glazed window, shower cubicle with sliding screen, pedestal wash hand basin, WC, fully tiled walls and floor, radiator.

Lounge/Diner 18'4 x 13'10 (max)

With coved ceiling, two radiators, door to kitchen, rear aspect double glazed window and sliding door opening to conservatory.

Conservatory 20'3 x 6'9

With pitched polycarbonate roof, rear aspect UPVC double glazed windows looking onto garden, rear aspect UPVC double glazed window and sliding door opening to garden, tiled floor, two wall lights, frosted double glazed door opening to garage.

Kitchen 11'5 x 8'2

With rear aspect UPVC double glazed window looking through conservatory to rear garden, range of fitted store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless

steel sink/drainers with mixer tap over, fitted gas cooker, built-in store cupboard, space for fridge/freezer, cupboard housing fuse box, tile floor, radiator, UPVC frosted double glazed door opening to garage.

Garage 23'5 x 8'5

With remote-controlled roller door, gas and electric meters, wall-mounted tap, power and light, utility area to rear with tiled floor, fitted worktop and shelving, space and plumbing for washing machine, tumble dryer and dishwasher, frosted double glazed door opening to conservatory.

Outside:

To the front of the property is a low-walled garden laid to lawn with rose beds and a border laid to slate chippings. There is a tarmac driveway to the side with parking for one/two cars, and a carport with access to the garage. The rear garden has a paved patio area, a lawn with mature shrub borders, a water butt, garden tool shed and a greenhouse.



Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating C



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 79 |
| (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 | |

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>

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.