



**Erebus High Street, Lyminge - CT18 8EL**

Guide Price **£345,000**



Approximate Gross Internal Area (Excluding Garage) = 92 sq m / 985 sq ft  
Garage = 15 sq m / 161 sq ft

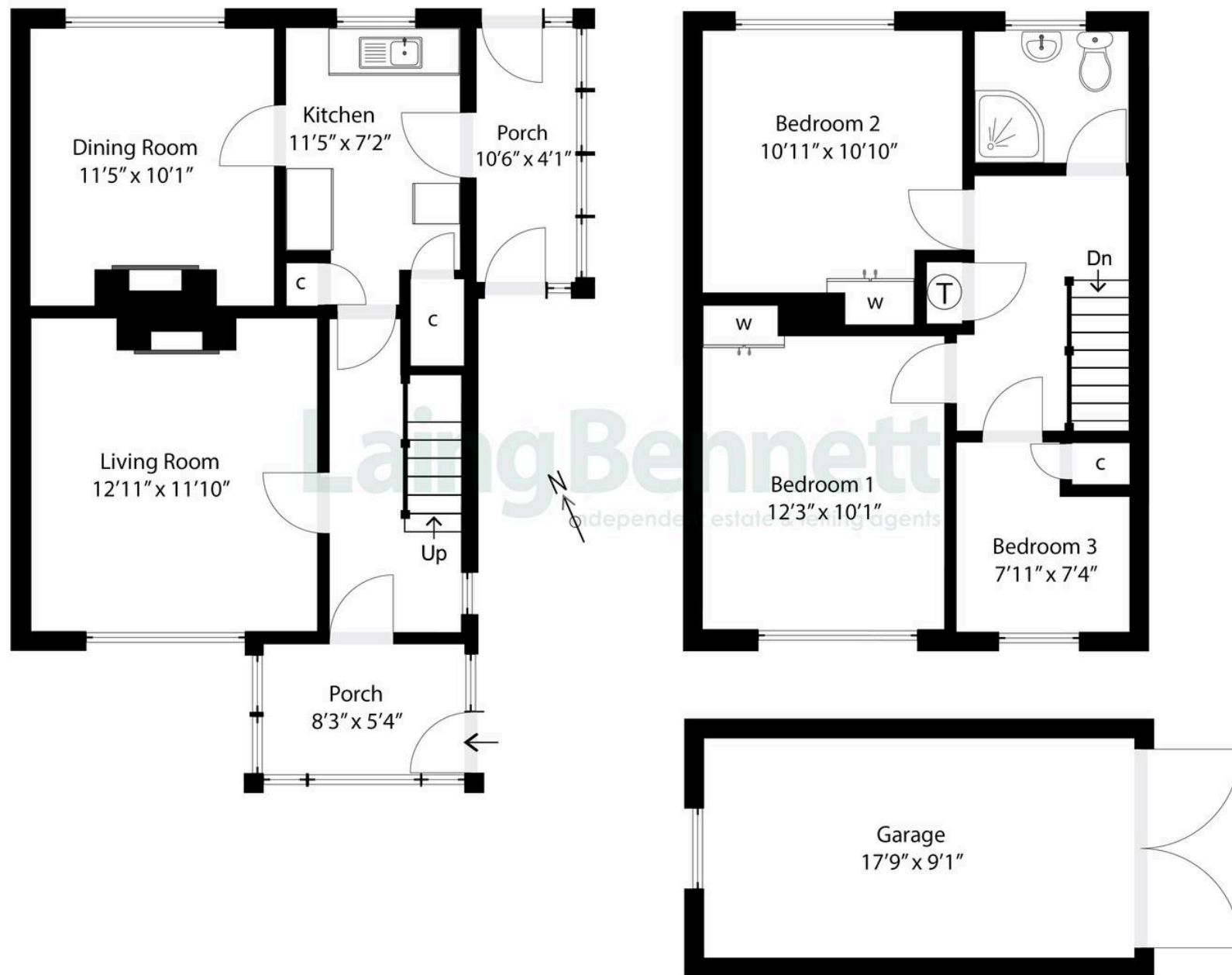


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Not to scale. Outbuildings are not shown in actual location.  
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## Erebus High Street

Lyminge, Folkestone

This attractive semi-detached house offers three bedrooms, a family shower room and two inviting reception rooms. The property has been under the same family ownership for approximately 66 years, since new and is now well worthy of some redecoration and updating. There is also a front porch, welcoming hallway, well-appointed kitchen and a useful side porch. The exterior of the property is equally impressive, boasting a well-maintained garden with neat lawn to front and rear, vibrant flower beds and a peaceful patio area for outdoor seating or entertaining. The property also benefits from a garage to the rear and on road parking to the front of the property. NO CHAIN.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

01303 863393

[info@laingbennett.co.uk](mailto:info@laingbennett.co.uk)

[www.laingbennett.co.uk/](http://www.laingbennett.co.uk/)

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