



Grisbrook Farm Close, Lydd, Kent TN29



DESCRIPTION

A 3 bedroom mid terrace house well situated in a cul-de-sac in the town of Lydd. The accommodation includes an entrance hall, living room, kitchen diner, cloakroom and a bathroom. This property benefits from electric central heating, rear garden and a single garage en bloc. No forward chain.

LOCATION

Lydd provides some good amenities including shops, primary school, post office, pubs and church. The nearby towns of New Romney and Rye provide further amenities including shopping, secondary schools and supermarkets.

Additional Information

Services: Mains electricity, water and drainage.

Tenure: Freehold

Local Authority: Folkestone & Hythe District Council

Council Tax: Band C

Broadband: Standard 19 mbps / Superfast 80 mbps (source OFCOM)

Flood Risk: Very Low (source Gov.UK)

Mobile Phone Signal: Yes





Entrance Hall

Radiator. Stairs to first floor. Under stair storage cupboard. Ceiling spotlights. Integral cupboard housing electric boiler.

Living Room

Radiator

Cloakroom

Wash hand basin. Low level close coupled wc. Tiled splash backs.

Kitchen Diner

Floor and wall mounted kitchen storage units with work surface. Stainless steel sink with mixer tap and drainer. Integrated electric oven and 4 plate electric hob with recycler and light over. Tiled splash backs. Space for a washing machine. Space for a dining table.

Stairs to First Floor Landing

Access to roof void. Airing cupboard housing factory lagged hot water cylinder, shelves.

Bedroom

Radiator. Built in wardrobe cupboard.

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Radiator. Built in wardrobe cupboard.

Bathroom

White suite comprises panel bath with mixer tap and spray, low level close coupled wc, wash hand basin with mixer tap set into vanity cupboard. Half tiled walls. Ceiling spotlight. Radiator. Wall mounted vanity cupboard with mirror and light.

Bedroom

Radiator. Integral over stair storage cupboard.

Rear Garden

The rear garden is fully enclosed with gated pedestrian access to the rear. Part paved and part artificial lawn. Outside tap.

Garage

The single garage is located nearby at the front. Rolling garage door.

Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

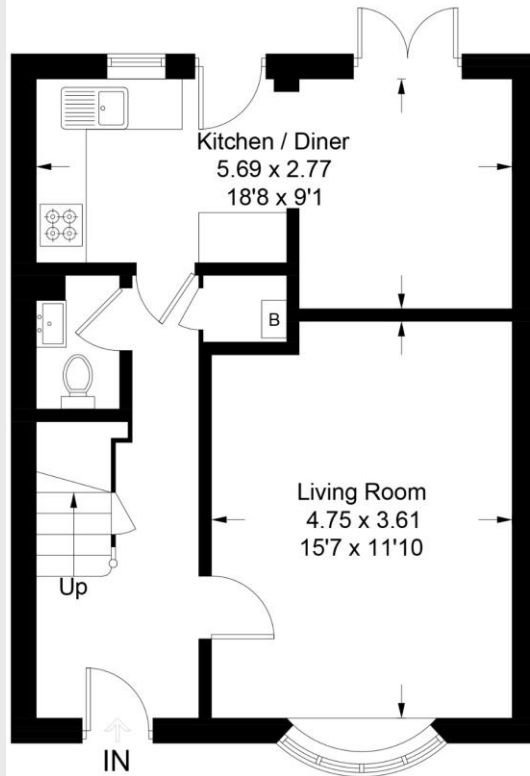
Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.

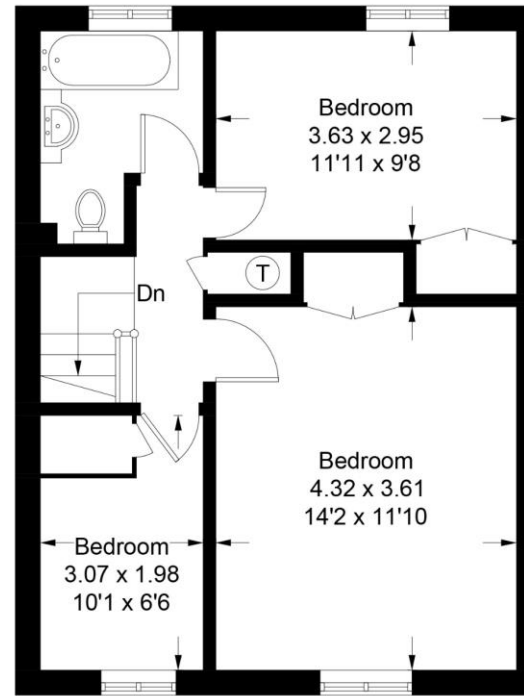




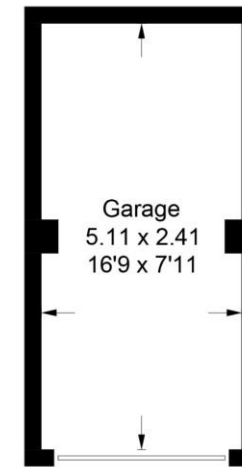
Approximate Gross Internal Area
Ground Floor = 44.0 sq m / 474 sq ft
First Floor = 43.6 sq m / 469 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 99.8 sq m / 1074 sq ft



Ground Floor = 44.0 sq m / 474 sq ft



First Floor = 43.6 sq m / 469 sq ft



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Awaiting Energy Rating



KENT &
EAST SUSSEX



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