

Gazedown

St. Marys Bay Romney Marsh TN29 0ES

- Semi-Detached Family Home
- Large Lounge/Diner
- Downstairs Cloakroom
- Private Rear Garden
- Gas Central Heating
- Three Bedrooms
- Spacious Kitchen/Breakfast Room
- Upstairs Shower Room
- Garage & Off-Road Parking
- No Onward Chain

Asking Price £295,000 Freehold













Mapps Estates are pleased to bring to the market this spacious three bedroom semi-detached family home backing onto a picturesque waterway and located within walking distance of local shops and the seafront. The accommodation comprises a reception hall, a large lounge/diner, a kitchen/breakfast room, cloakroom and rear lobby to the ground floor, with three bedrooms and a shower room to the first floor. The property enjoys a private rear garden, an attached garage with a remote-controlled door and a brick block paved driveway for two cars. Being sold with the benefit of no onward chain, an early viewing comes highly recommended.

Located in a quiet cul-de-sac, close to local amenities and within level walking distance of the sandy beaches of St Mary's Bay and bus stop. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House and the Levin Club and active village hall. The larger town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both secondary and primary schooling; further primary schooling is available in Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Ground Floor:

Side Porch 17'3 x 3'1
With UPVC frosted double glazed front door, two roof lanterns, tiled floor, wall light, frosted double glazed back door opening to garden, internal UPVC frosted double glazed window and entrance door opening to reception hall.

Reception Hall 10'1 x 5'11
With stairs to first floor, understairs store cupboard with consumer unit and electric meter, heating thermostat, coved ceiling, tiled floor, radiator.

Cloakroom
With UPVC frosted double glazed window, wash hand basin with mixer tap and tiled splashback over and store cabinet under, WC, coved ceiling, tiled floor, radiator.

Lounge/Diner 18'6 x 13'10
With large front aspect UPVC double glazed window, coved ceiling, two radiators.

Kitchen/Breakfast Room 13'9 x 10'5
With rear aspect UPVC double glazed window, rolltop work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink/drainer with mixer tap over, four ring gas hob, fitted high level electric double oven, space for fridge/freezer, space and plumbing for washing machine and dishwasher, matching range of wooden store cupboards, display cabinets and drawers, built-in store cupboard with space for tumble dryer, space for breakfast table, tiled floor, coved ceiling, radiator, double glazed door opening to rear lobby.

Rear Lobby 19'1 x 2'8
With two rear aspect UPVC double glazed windows, frosted double glazed back door opening to garden.

First Floor:

Landing
With loft hatch, coved ceiling, radiator.

Bedroom 18'7 x 13'11
With front aspect UPVC double glazed window, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, coved ceiling, radiator.

Bedroom 10'7 x 9'7
With rear aspect UPVC double glazed window looking onto garden and rear waterway, coved ceiling, radiator.

Bedroom 10'5 x 8'7 (max points)
With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Shower Room 5'10 x 5'6
Wit UPVC frosted double glazed window, quadrant shower cubicle, pedestal wash hand basin, WC, wall light/shaver point, fully tiled walls, coved ceiling, tile effect laminate flooring, radiator.

Outside:
To the front of the property is a brick block paved garden with hedging to the front and a driveway to the side providing offroad parking for two cars and access to the garage. The rear garden is laid mostly to lawn with mature shrub borders, a garden store and a pergola.

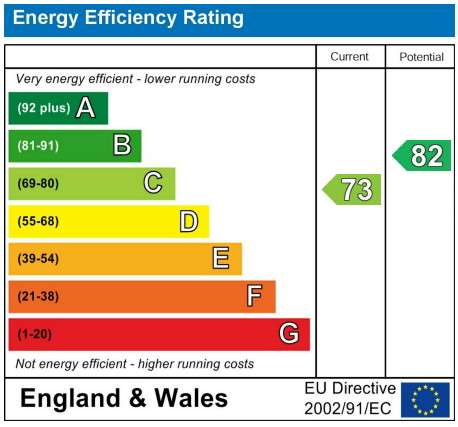
Garage 16'10 x 7'11
With remote controlled up and over garage door, rear window, fitted workbench, shelving and store cupboards, power and light.



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







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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.