

Dymchurch Road

Hythe CT21 6JE

- End Terrace Period Home
- Two Double Bedrooms
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Close To Amenities & Bus Stop
- Beautifully Presented
- Open Plan Living/Dining Room With Log Burner
- Master Bedroom With Views Across To The Canal
- Delightful Rear Garden
- Level Walking Distance To High Street

Price Guide £260,000 - £280,000 Freehold













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Mapps Estates are delighted to bring to the market this well presented period end terrace home conveniently located within level walking distance of the town centre and amenities. The accommodation comprises a reception hall, an open plan living/dining room with a bay window and log burner, a modern fitted kitchen, two double bedrooms and a modern fitted bathroom. The property also enjoys an attractive private garden to the rear. An early viewing comes highly recommended.

Located conveniently within level walking distance of the delightful Royal Military Canal, Hythe Green and the 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 Sainsbury's, Aldi and Waitrose stores. The beach and seafront promenade are also within walking distance. 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 main line 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 fifteen minutes away by car and offering regular fast services to London, St. Pancras in just over fifty minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Ground Floor:

Front Entrance
A gated, tiled pathway leads to the front entrance, with a UPVC front door with inset oval frosted double glazed panel and arched frosted double glazed window over, opening to reception hall.

Reception Hall
With fitted doormat, wood effect laminate flooring, dado rail, radiator, stairs to first floor, door to dining room.

Open Plan Living/Dining Room
Comprising:

Dining Room 11'2 x 10'8
With rear aspect UPVC double glazed window, understairs store cupboard with light, consumer unit and electric meter, fitted store cupboard to chimney breast recess, wood effect laminate flooring, radiator, door through to kitchen, opening through to living room.

Living Room 13'1(max) x 11'
With front aspect bay window with UPVC double glazed windows looking onto front garden, fireplace with recessed cast iron log burner with wooden mantle shelf over, coved ceiling, wood effect laminate flooring, radiator.

Kitchen 12'3 x 6'3
With side aspect UPVC double glazed window and UPVC frosted double glazed back door, rear aspect UPVC double glazed window looking onto garden, modern fitted kitchen comprising fitted square edged marble effect worktops with tiled splashbacks over, inset stainless steel sink/drainer with mixer tap and recessed downlighters over, four ring gas hob with extractor canopy over and electric oven under, range of grey woodgrain effect store cupboards, display cabinets and drawers, space for fridge/freezer, space and plumbing for washing machine, integrated slimline dishwasher, wall-mounted Glow Worm gas-fired combination boiler, tile effect vinyl flooring, radiator.

First Floor:

Landing
With loft hatch, dado rail, doors to bedrooms and bathroom.

Bedroom 14'3 x 10'11
With front aspect UPVC double glazed window looking onto park and canal, fitted wardrobe to chimney breast recess, radiator.

Bedroom 10'11 x 8'7
With rear aspect UPVC double glazed window looking onto garden, feature fireplace, radiator.

Bathroom 8'8 x 6'4
With UPVC frosted double glazed window, panelled bath with shower, shower screen and aquaboard splashback panelling over, pedestal wash hand basin with tiled splashback over, WC, chrome effect heated towel rail, fitted shelves, vinyl flooring.

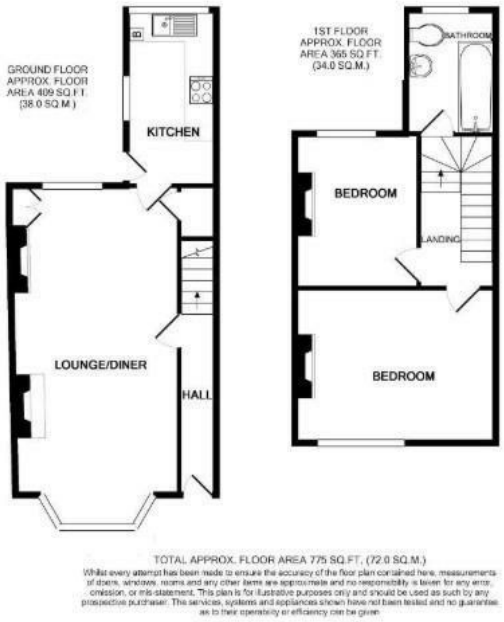
Outside:
To the front of the property is a small, walled garden area with planted shrubs. A shared paved pathway to the side leads to gated access to the rear of the property. By the back door is a courtyard area with a gate opening onto a paved pathway to the side gate, over which the neighbouring property has a right of way; there is a bin store area, an outside tap and double power point. A gate opens from the pathway to a private, attractively landscaped rear garden which enjoys a pathway laid to slate chippings, an area laid to beach shingle, planted shrub borders, a garden shed, and a seating area to the rear corner with a pergola over. Feature planting includes an olive tree, a wisteria, and a beautiful mimosa tree.

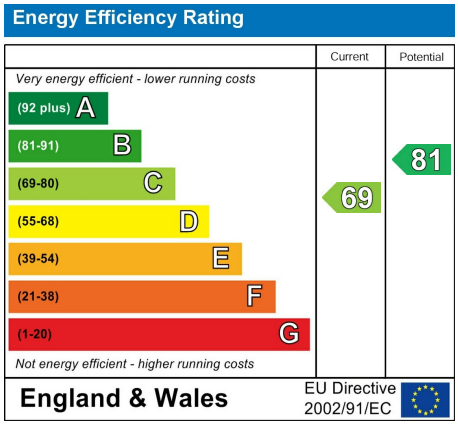


Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating C









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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.