



## Holly Road

St. Marys Bay Romney Marsh TN29 0XB

- Semi-Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge/Diner
- Front & Rear Gardens
- Close To Amenities & Seafront
- Well Presented Throughout
- Fitted Kitchen
- Shower Room
- Garage & Off-Road Parking
- No Onward Chain

**Asking Price £265,000 Freehold**





Mapps Estates are delighted to bring to the market this well presented two bedroom semi-detached bungalow located within walking distance of local amenities and the seafront. Having had only one owner from new, the property has been well-maintained and is presented in good order throughout. The well-proportioned accommodation comprises a reception hall, a fitted kitchen, a spacious lounge/diner, two double bedrooms and a shower room. The property enjoys attractive front and rear gardens, a garage with a remote-controlled roller door, and off-road parking, and benefits from UPVC double glazing and a gas central heating system. Being sold with 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 the sandy beaches and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House, the Levin Club and an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store; the nearby village of Dymchurch also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes away 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.

#### **Side Entrance**

With canopy over, UPVC frosted double glazed front door with double glazed side panels, opening to reception hall.

#### **Reception Hall 6'2 x 3'11**

With fitted doormat, tile effect vinyl flooring, loft hatch with fitted loft ladder, dado rail, coved ceiling, frosted glazed panel door opening to lounge/diner, open doorway through to kitchen.

### **Kitchen 11'5 x 8'1**

With front aspect UPVC double glazed window looking onto garden, fitted kitchen comprising a range of wood effect store cupboards and drawers, wood effect rolltop work surfaces with matching upstands and tiled splashbacks over, inset stainless steel sink/drainage with mixer tap over, space for electric cooker, space and plumbing for washing machine, space for undercounter fridge and freezer, wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, heating control panel, built-in airing cupboard housing hot water cylinder with fitted shelving over, tile effect vinyl flooring, coved ceiling, radiator.

### **Lounge/Diner 18'10 x 13'8 (max)**

With large front aspect UPVC double glazed window looking onto garden, heating thermostat, dado rail, coved ceiling, two radiators, frosted glazed panel door opening to inner hallway.

### **Inner Hallway**

With doors to bedrooms and shower room.

### **Bedroom 12'2 x 10'9**

With rear aspect UPVC double glazed window looking onto garden, range of fitted wardrobes, coved ceiling, radiator.

### **Bedroom 8'9 x 8'9**

With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

### **Shower Room 6'8 x 5'8**

With UPVC frosted double glazed window, large quadrant shower cubicle with Mira electric shower, pedestal wash hand basin, WC, extractor fan, coved ceiling, part-tiled walls, wood effect vinyl flooring, radiator.

### **Outside:**

To the front of the property is an attractive, low-walled garden laid to lawn and with mature shrub and flower borders. To the side is a driveway with an off-road parking space and double gates opening to further parking and accessing the detached garage. The rear garden is again laid to lawn with mature shrub borders a paved patio, two water butts, a vegetable patch behind the garage and a greenhouse.

### **Garage 16'5 x 8'2**

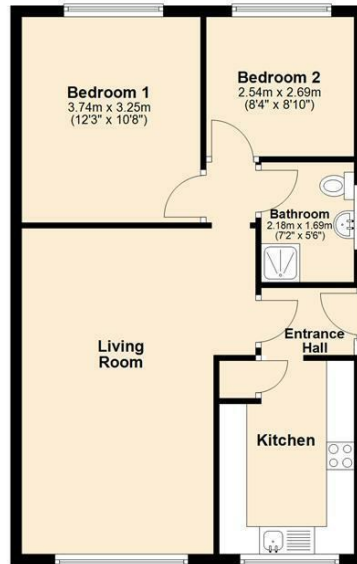
With Garolla remote-controlled roller door, frosted double glazed personal door to side, power and light.





**Ground Floor**

Approx. 58.2 sq. metres (626.5 sq. feet)



Total area: approx. 58.2 sq. metres (626.5 sq. feet)  
**36 Holly Road, St Marys Bay**

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Mapps Estates Sales Office**

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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.