



3 Railway Cottages Station Road, Lyminge - CT18 8HS

Guide Price £285,000

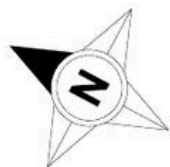
Station Road, Lyminge, Folkestone, Folkestone, CT18

Approximate Area = 727 sq ft / 67.5 sq m

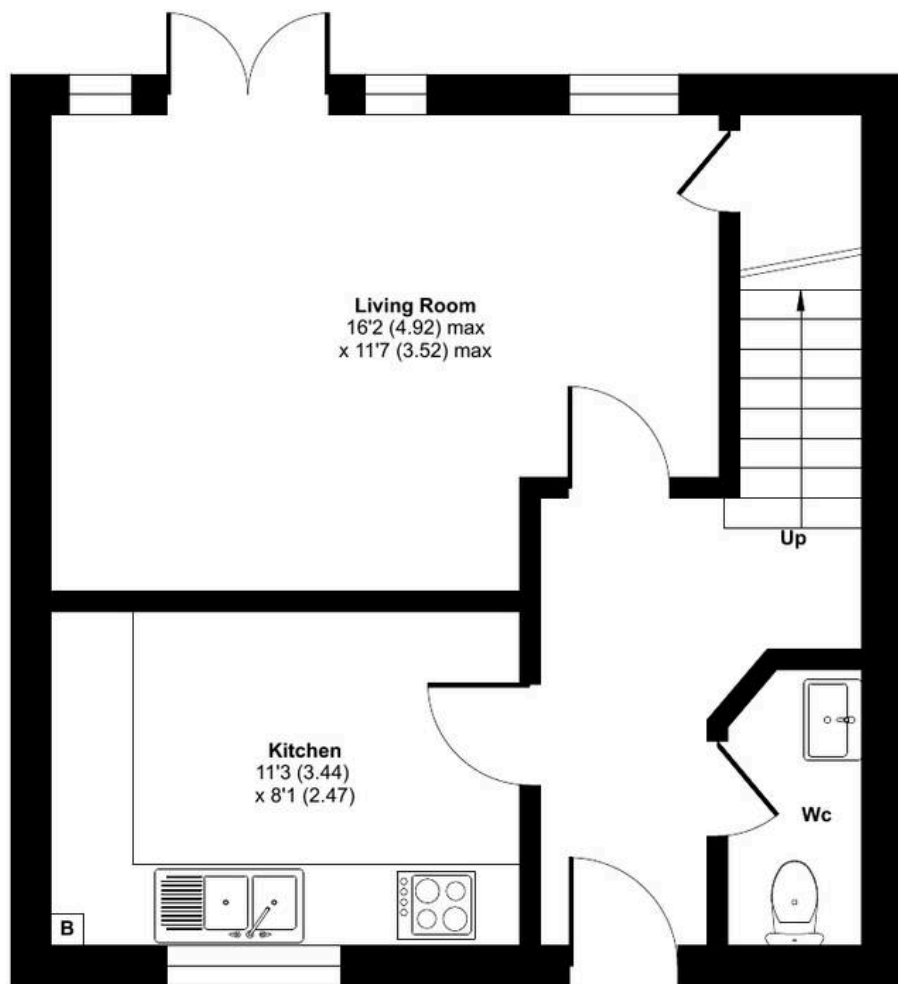
Limited Use Area(s) = 65 sq ft / 6 sq m

Total = 792 sq ft / 73.5 sq m

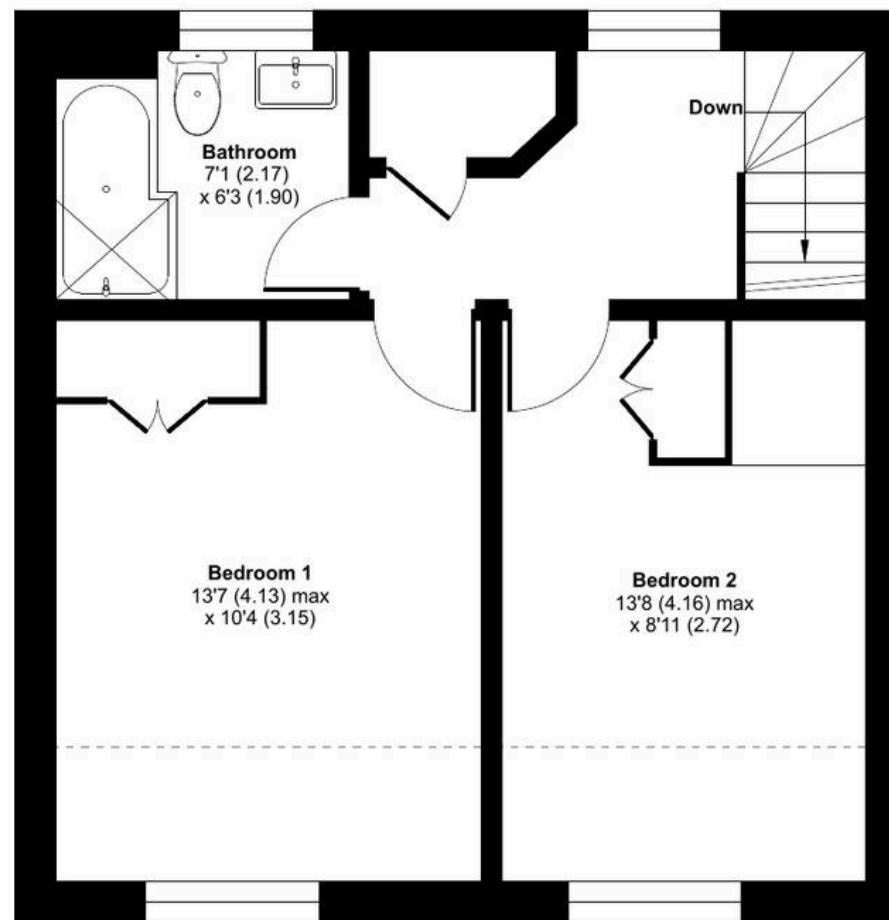
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR





3 Railway Cottages Station Road

Lyminge, Folkestone

Tucked away in a central village location, this well-appointed two-bedroom cottage-style home offers charming and practical accommodation ideal for modern living. The ground floor comprises a storm porch leading to the entrance hall, a spacious living/dining room, a fitted kitchen/breakfast room, and a convenient ground floor WC. Upstairs, the first floor landing gives access to two generous double bedrooms, both benefiting from fitted wardrobes, along with a well-presented family bathroom. Outside, the property enjoys an enclosed rear garden, perfect for relaxing or entertaining, together with parking for two vehicles. No chain

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Laing
Bennett**
Independent estate & letting agents

Laing Bennett

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

01303 863393

info@laingbennett.co.uk

www.laingbennett.co.uk/

DISCLAIMER – These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.