



## Peregrine Close

Hythe CT21 6QZ

- Modern Mid Terrace Home
  - Two Double Bedrooms
- Spacious Living/Dining Room
  - Front & Rear Gardens
- Walking Distance To The Royal Military Canal
- Well Presented Throughout
- Modern Fitted Kitchen & Bathroom
  - Large Conservatory
- Off-Road Parking For Two Cars
  - Short Onward Chain

**Asking Price £295,000 Freehold**





Mapps Estates are pleased to bring to the market this well presented two bedroom modern mid-terrace property located on the western outskirts of Hythe and within level walking distance of the picturesque Royal Military Canal. The well-proportioned accommodation comprises a reception hall, cloakroom, a modern fitted kitchen with integrated AEG appliances, a spacious living/dining room opening to a large conservatory, two double bedrooms and a modern fitted bathroom. The property also enjoys attractive low-maintenance front and rear gardens and two allocated parking spaces. Being sold with the benefit of a short onward chain, an early viewing comes highly recommended.

Located to the western side of Hythe in a popular residential area and close to the Royal Military Canal which has a cycle path into the town; regular bus services run along the nearby A259 giving access to the town centre. Here, you will find a good selection of independent shops and supermarkets including Aldi, Waitrose, Sainsbury's and Iceland. Doctors' surgeries, dentists and library are just off the town centre, with the unspoilt seafront promenade within easy reach by car. Primary schooling is available in Palmarsh and Hythe, with secondary schooling being available in Saltwood. Grammar Schools for both girls and boys are also available in the nearby town of Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car and with the High-speed rail services available from Folkestone West Station, London St. Pancras is approximately fifty minutes away.

#### **Ground Floor:**

##### **Front Entrance**

With pitched roof canopy over and wall light to side, front door with inset frosted double glazed panels, opening to reception hall.

##### **Reception Hall**

With fitted doormat, stairs to first floor, newly-installed consumer unit, heating thermostat, radiator.

##### **Cloakroom**

With WC, wall-hung wash hand basin with tiled splashback, extractor fan, Karndean tile effect flooring, radiator.

### **Kitchen 8'3 x 5'11**

With front aspect UPVC double glazed window with hillside view, range of wooden store cupboards and drawers, granite worktops and upstands with concealed downlighters over, inset one and a half bowl stainless steel sink with mixer tap over and integral drainer to worktop, four ring AEG ceramic electric hob with granite splashback and extractor fan over and electric oven and grill under, space for fridge/freezer, integrated AEG washing machine and slim-line dishwasher, cupboard housing wall-mounted Baxi gas-fired boiler, heating control panel, plinth fan heater, Karndean tile effect flooring.

### **Living/Dining Room 15'1 x 12'4**

With rear aspect UPVC double glazed window, large rear aspect double glazed window and sliding door opening through to the conservatory, understairs storage cupboard, coved ceiling, two radiators.

### **Conservatory 11' x 10'2**

Of brick base construction with UPVC double glazed windows, UPVC double glazed French doors opening onto the garden, pitched polycarbonate roof, wood effect Karndean flooring, radiator.

### **First Floor:**

#### **Landing**

With hatch to loft space, doors to bedrooms and bathroom.

### **Bedroom 12'4 x 8'4**

With two rear facing UPVC double glazed windows, radiator.

### **Bedroom 12'4 x 8'2**

With two front facing UPVC double glazed windows with hillside views, built-in airing cupboard housing hot water cylinder with fitted shelving over, radiator.

### **Bathroom 6'7 x 5'5**

With panelled bath with mixer tap, wall-mounted shower attachment and folding shower screen over, pedestal wash hand basin with mixer tap over, WC, extractor fan, Karndean tile effect flooring.


### **Outside:**

The front garden has been laid to slate chippings with a shrub border and low level picket fencing; there is an outside tap and a paved pathway leading to the front entrance. The low-maintenance rear garden has been fully paved with beach shingle borders, a water butt, a garden shed with power and light, and a back gate opening to a shared alleyway leading back round to the front of the property where you will find the two allocated parking spaces.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.