











This semi-detached chalet bungalow offers spacious and versatile living, featuring two bedrooms, an en suite, and a main bathroom. Situated in a desirable location close to village amenities. The ground floor comprises an entrance hall, a living room with an opening to a dining room, a kitchen, a second bedroom, and a main bathroom. On the first floor, the primary bedroom includes fitted wardrobes and an en suite shower room. The property boasts a long frontage with a lawn and driveway parking. The enclosed rear garden offers a large patio, lawn bordered by mature plantings, a garden shed, and an outbuilding/workshop ideal for hobbies or additional storage. Equipped with gas central heating and offered with no forward chain, this home presents an excellent opportunity. EPC RATING = D

**Guide Price £350,000**

**Tenure** Freehold

**Property Type** Semi-Detached Bungalow

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 2

**Parking** Driveway

**Heating** Gas

**EPC Rating** D

**Council Tax** Band C  
Folkestone & Hythe



**Situation**

The property is situated in the village of Lyminge is nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefitting from the amenities the village has to offer. There is a Post Office & Convenience Shop, hairdressers, two Doctors surgeries, Chemist and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.

**The accommodation comprises**

**Ground floor**

**Entrance hall**

**Living room**

17' 0" x 11' 1" (5.18m x 3.38m)

**Dining room**

13' 0" x 11' 2" (3.96m x 3.40m)

**Kitchen**

9' 8" x 9' 0" (2.95m x 2.74m)





**Bathroom**

**Bedroom two**

9' 9" x 9' 0" (2.97m x 2.74m)

**First floor**

**Bedroom one**

17' 11" x 13' 5" (5.46m x 4.09m)

**En suite shower room**

**Outside**

**Front garden**

**Driveway**

**Rear garden**

**Outbuilding/Workshop**

11' 3" x 9' 3" (3.43m x 2.82m)













Approximate Gross Internal Area (Including Low Ceiling) = 91 sq m / 975 sq ft  
Outbuilding = 10 sq m / 104 sq ft

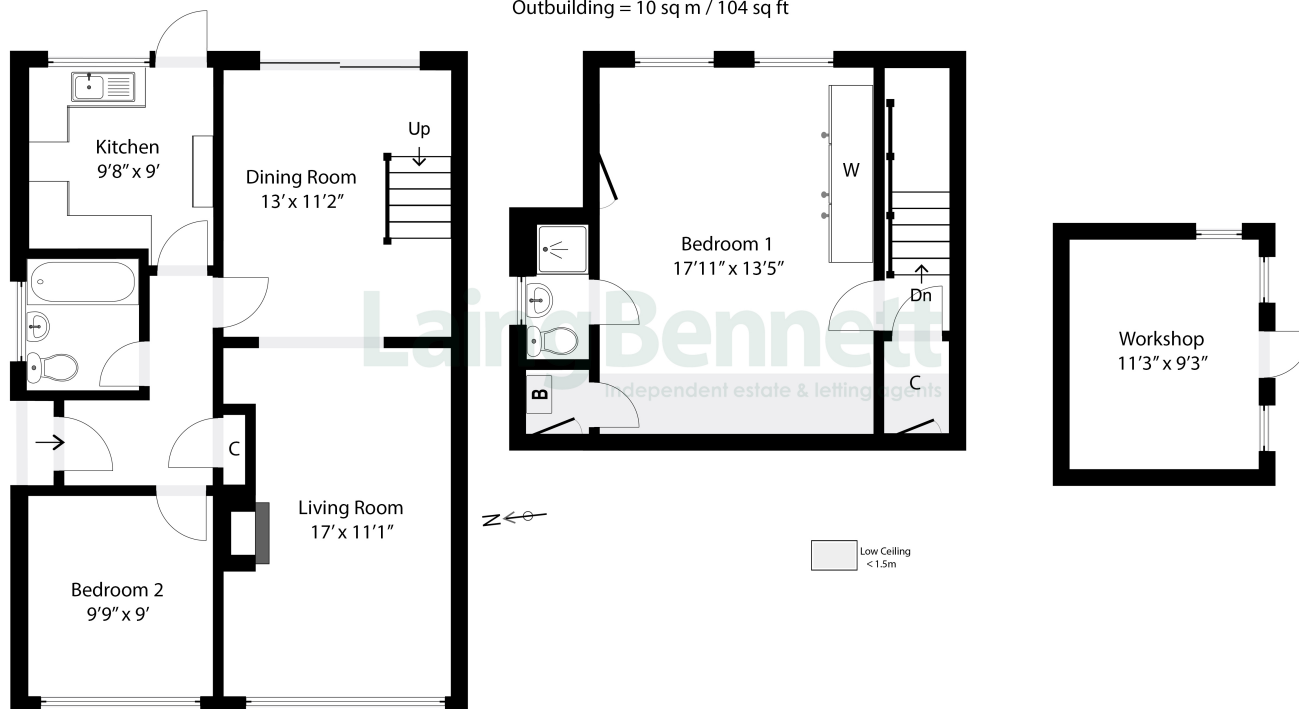


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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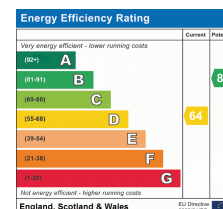
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