



Leonard Road  
Greatstone  
New Romney  
Kent  
TN28 8RU

Offers in Excess of £429,950

bettermove



# Leonard Road

## New Romney

Bettermove are pleased to present this charming four bedroom semi-detached bungalow in Greatstone, available with no forward chain.

The property benefits from a driveway to the front providing off road parking as well as a solar panel owned outright, providing hot water to the property. The council tax band is D.

The interior of this beautifully presented property comprises a spacious lounge/diner, fitted kitchen, dining room, study/office, three bedrooms and family bathroom on the ground floor. The first floor consists of the master bedroom with en suite shower room. The exterior boasts an enclosed rear garden with patio seating areas, perfect for enjoying the summer months.

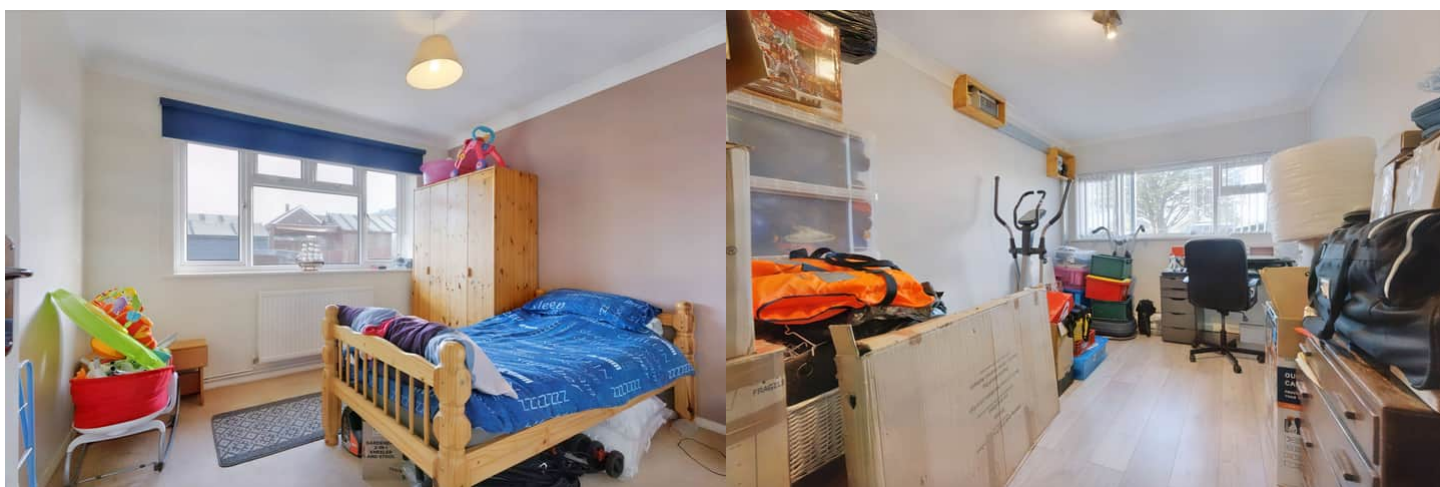
Located in the popular town of Greatstone, the property is close to a number of amenities, including supermarkets, shops, restaurants and pubs and is just a short walk from the seafront. Transport connections can be found from Romney Sands station, the A259, A2070 and Appledore and Ham Street mainline stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



# Leonard Road Greatstone, New Romney

## Approximate Gross Internal Area

### 170 Sq M/1830 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)

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