







A superb opportunity to purchase a beautifully presented two bedroom home set in a popular cul de sac in the West of Hythe. Accommodation comprises: Ground floor - Covered entrance, welcoming entrance hall with wide walk-through opening to the modern kitchen, cloakroom/WC, living room with sliding glazed door leading to the rear garden. First floor - Landing, shower room/WC and two double bedrooms. Outside. Delightful front garden with lawn, ornamental tree and gravelled borders. Lovely rear garden laid to brick terrace for ease of maintenance, the ideal space to enjoy the summer months without all the hard work. Parking for two cars and garage en bloc with electricity. Solar panels generate electricity and solar thermal panels provide hot water. EPC RATING = C



Guide Price £340,000

Tenure Freehold

Property Type Terraced House

Receptions 1

Bedrooms 2

Bathrooms 1

EPC Rating C

Council Tax Band C

Folkestone And Hythe District Council

Situation

The property is situated in West Hythe, within the catchment area of Palmmarsh primary school and approximately 1.5 miles away from the centre of the bustling Cinque Port of Hythe which offers amenities including; Waitrose, Sainsbury's and Aldi, a wide variety of independent shops and larger retailers, doctors surgeries and dentists, swimming pool and leisure facilities, sports grounds and clubs and public houses and restaurants. The port town of Folkestone is (Approx 4.9 miles) to the East and is the home of 'The Creative Quarter' which boasts a thriving collection of artists studios and creative businesses, as well as a wide range of amenities such as a shopping centre, supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors. There is a mainline railway station at Folkestone with a direct connection to the high-speed service to London. The M20 connection to the motorway network is within easy reach.

Ground floor

Covered entrance

Hall

Kitchen

1.77m x 2.50m (5' 10" x 8' 2")



Cloakroom/WC

Living room

3.60m x 2.62m (11' 10" x 8' 7") Open plan to:

Dining area

2.71m x 1.98m (8' 11" x 6' 6")

First floor

Landing

Bedroom one

3.33m x 2.47m (10' 11" x 8' 1")

Bedroom two

3.80m x 2.51m (12' 6" x 8' 3")

Shower room/WC

1.65m x 2.02m (5' 5" x 6' 8")

Outside

Front and rear garden

Two parking spaces

Garage

5.81m x 2.24m (19' 1" x 7' 4") Middle of block

Solar panels

On the garage roof, three solar panels with pay back from the grid.

On rear house roof, solar thermal panels



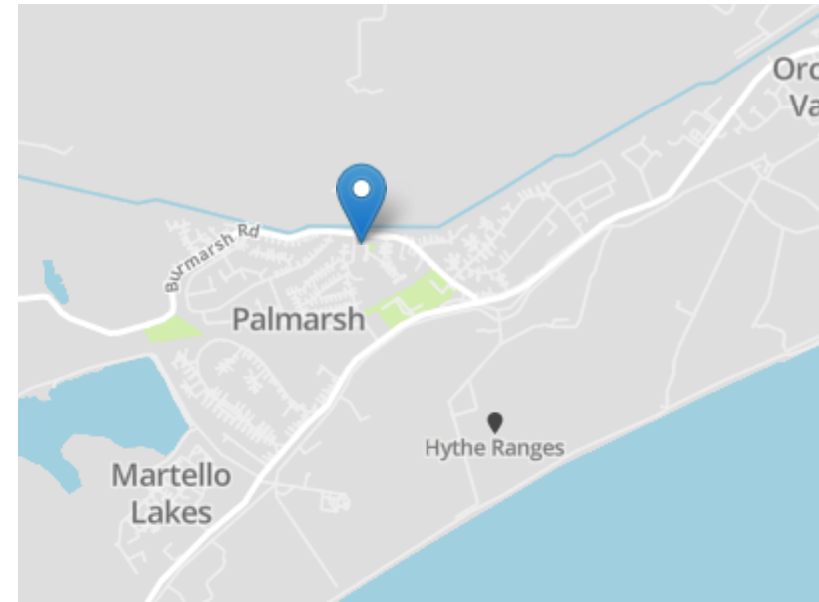




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TOTAL: 54 m2
FLOOR 1: 27 m2, FLOOR 2: 27 m2
EXCLUDED AREAS: GARAGE: 13 m2
Floor Plan Created By Cubicassa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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