



5 Robus Terrace, Canterbury Road, Lyminge, Folkestone, Kent, CT18 8JW

EPC Rating = D

Guide Price £300,000





This charming period two-bedroom home is set in the heart of the village and offers a wealth of original features. The ground floor has a welcoming bright living room that features an attractive open fireplace, The dining room which is ideal for family gatherings has a feature fireplace and a glazed door to the garden. A country style kitchen leads to a peaceful conservatory, perfect for enjoying the garden in all seasons. The comfortable accommodation continues upstairs where there are two generously sized bedrooms with original feature fireplaces and a spacious family bathroom/WC. The front garden is an array of mature shrubs and seasonal plants, offering a warm welcome. To the rear a neat lawn is bordered by a delightful variety of colourful flowers, creating a private and picturesque retreat perfect for relaxation or entertaining. The home is filled with character and offers a wonderful opportunity for new owners to make it their own. The property further benefits from double glazed 'tilt and turn' windows. No chain. EPC RATING = D

Guide Price £300,000

Tenure Freehold

Property Type Terraced House

Receptions 2

Bedrooms 2

Bathrooms 1

Parking On Street

Heating Gas

EPC Rating D

Council Tax Band C

Folkestone & Hythe District Council



Situation

The property is situated in the village of Lyminge 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

Living room

14' 0" x 12' 0" (4.27m x 3.66m)

Dining room

11' 8" x 11' 6" (3.56m x 3.51m)

Kitchen

9' 11" x 7' 11" (3.02m x 2.41m)

Conservatory

8' 2" x 6' 10" (2.49m x 2.08m)

First floor

Landing





Bedroom one

14' 0" x 12' 0" (4.27m x 3.66m)

Bedroom two

11' 9" x 8' 3" (3.58m x 2.51m)

Bathroom

9' 11" x 8' 0" (3.02m x 2.44m)

Outside

Front garden

Rear garden







Approximate Gross Internal Area = 85 sq m / 911 sq ft

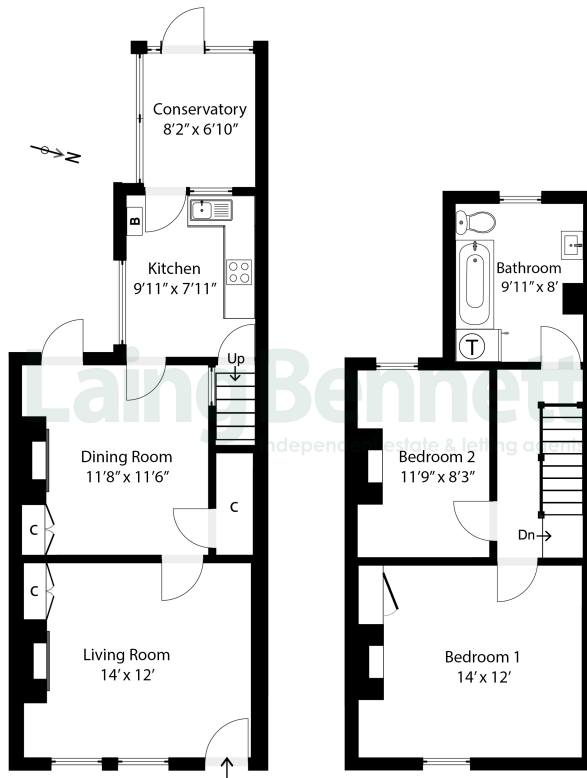


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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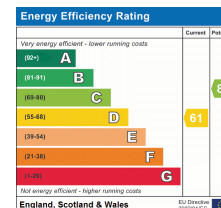
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