







A charming period semi-detached house with large rear extension, situated in North Lyminge a sought after area of the village of Lyminge. The accommodation comprises: ground floor - living room, kitchen/breakfast room, dining room and shower room. First floor - landing, four bedrooms and bathroom. Outside: frontage, driveway for two vehicles and enclosed good sized rear garden. A spacious home in a desirable location. EPC RATING = D

Guide Price £475,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 4

Bathrooms 2

Parking Driveway

Heating Gas

EPC Rating D

Council Tax Band C

Folkestone & Hythe



Situation

This property is located in 'North Lyminge Lane', a sought after no through road in the village of Lyminge. The village offers amenities including; Convenience Shop, Doctors surgery, Chemist and sought after 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 with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

The accommodation comprises

Ground floor

Living room

15' 0" x 12' 11" (4.57m x 3.94m)

Kitchen/breakfast room

19' 4" x 11' 7" (5.89m x 3.53m)

Dining room

13' 6" x 12' 9" (4.11m x 3.89m)

Bathroom/utility

First floor

Landing

Doors to:

Bedroom one

13' 0" x 12' 6" (3.96m x 3.81m)

Bedroom two

12' 10" x 10' 5" (3.91m x 3.17m)

Bedroom three

12' 11" x 10' 5" (3.94m x 3.17m)

Bedroom four/study

10' 5" x 8' 0" (3.17m x 2.44m) An internal room with double glazed Velux window/roof light

Shower room



Outside Frontage

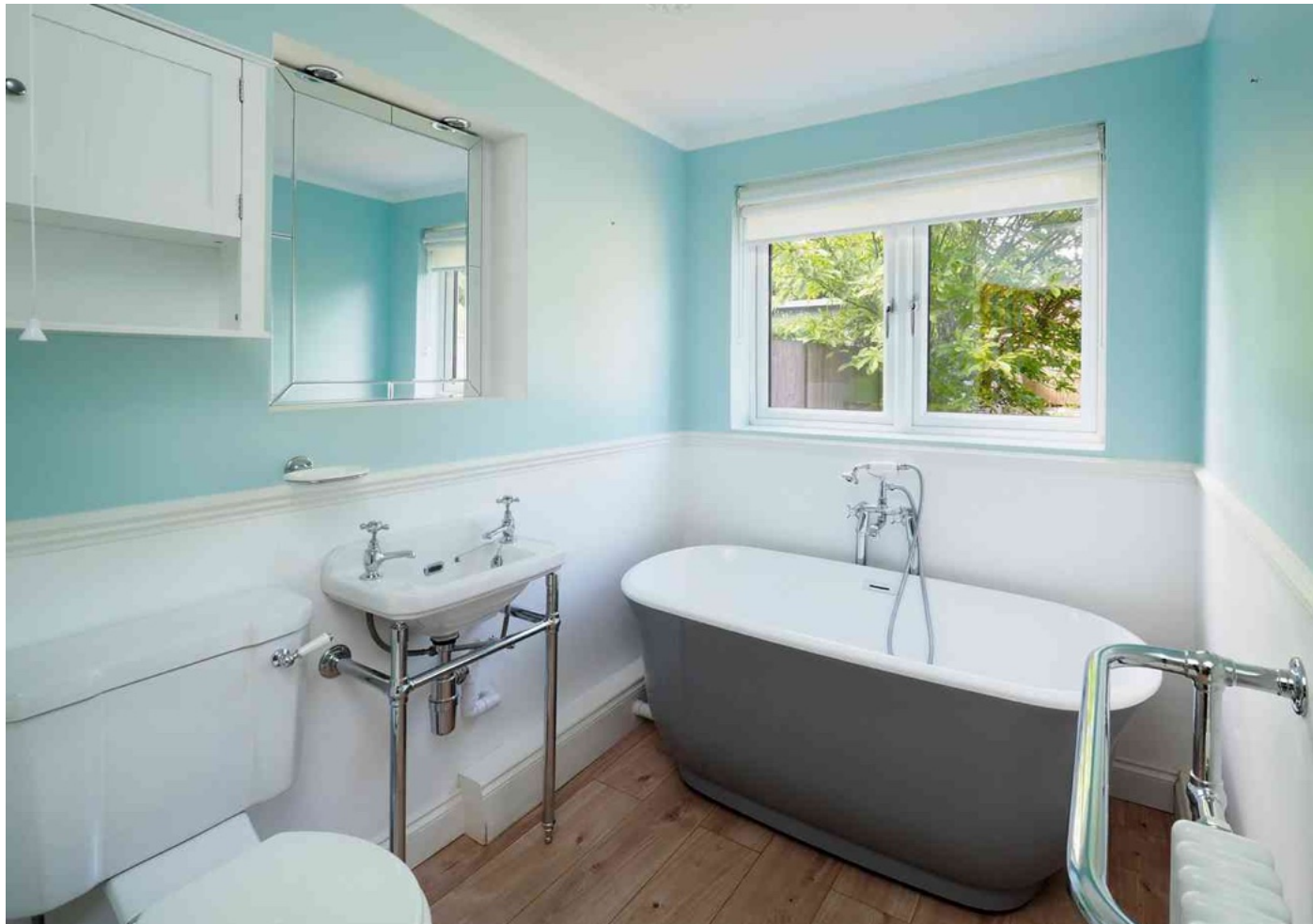
Driveway

Tarmac driveway with parking for two vehicles - Side access gate

Rear garden

Agent note

The photographs show the property empty because they were taken before the property was let out. There is a Tenant who will be living at the property until it is sold.







Approximate Gross Internal Area = 114 sq m / 1230 sq ft

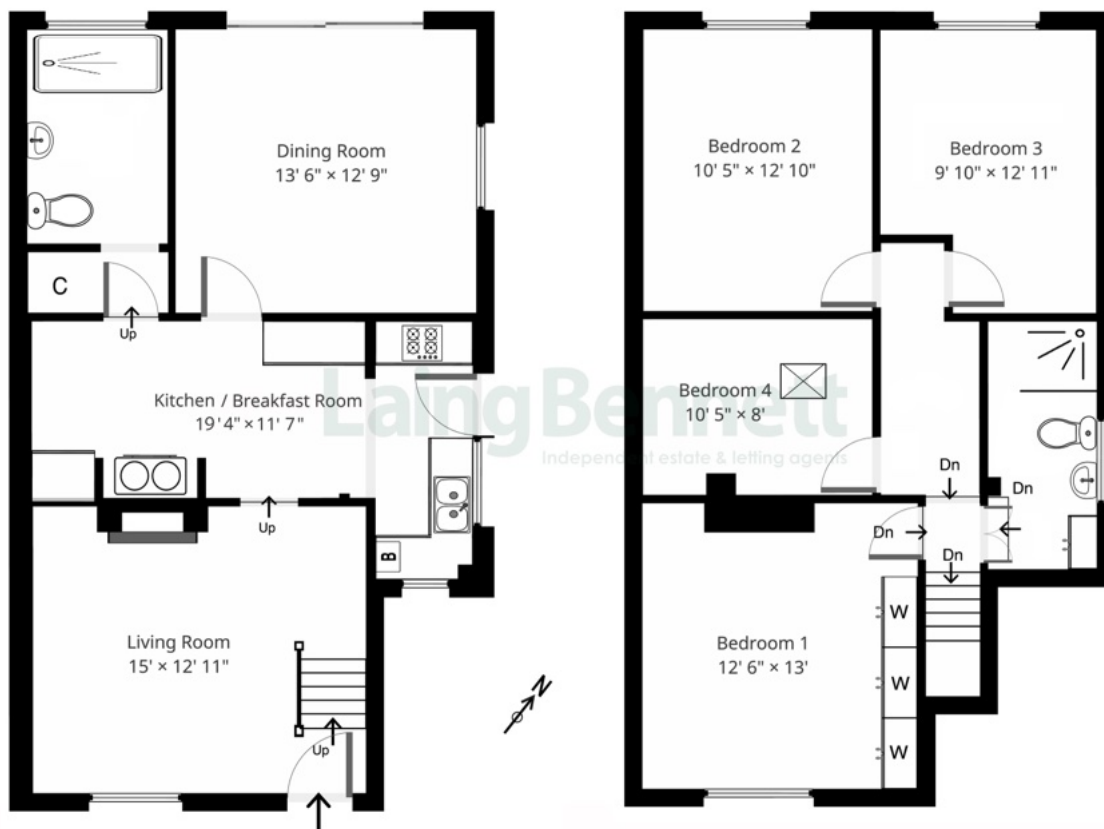


Illustration for identification purposes only, measurements are approximate, not to scale. Outbuildings are not shown in actual location.



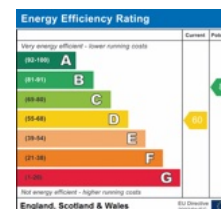
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