

**Laing
Bennett**
Residential sales

4 Kimberley Terrace, Lyminge, Folkestone, Kent, CT18 8JB

Guide Price £275,000

EPC RATING: TBC

Modernisation
Required

A period mid terrace house now in need of modernisation. Situated in a tucked away location on an unadopted road in the centre of the picturesque village of Lyminge. The accommodation comprises: Ground floor - entrance hall, dual aspect living/dining room and kitchen. First floor - bedroom one, bedroom two and bathroom. Outside - Attractive frontage, enclosed rear garden with potential to add a parking bay like others in the road have done. Electric heating. No forward chain. EPC RATING = TBC



Situation

The village of Lyminge is nestled in the spectacular North Downs it has a wonderful semi-rural feel, with an abundance of beautiful walks, cycle routes, bridle paths and benefiting 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/dining room

Living area

12' 1" x 11' 11" (3.68m x 3.63m)

Dining area

10' 10" x 10' 2" (3.30m x 3.10m)

Kitchen

9' 11" x 7' 8" (3.02m x 2.34m)



Pantry

6' 3" x 4' 2" (1.91m x 1.27m)

Store - accessed from outside

First floor

Landing

Bedroom one

15' 10" x 10' 6" (4.83m x 3.20m)

Bedroom two

10' 6" x 10' 0" (3.20m x 3.05m)

Bathroom

Outside

Garden

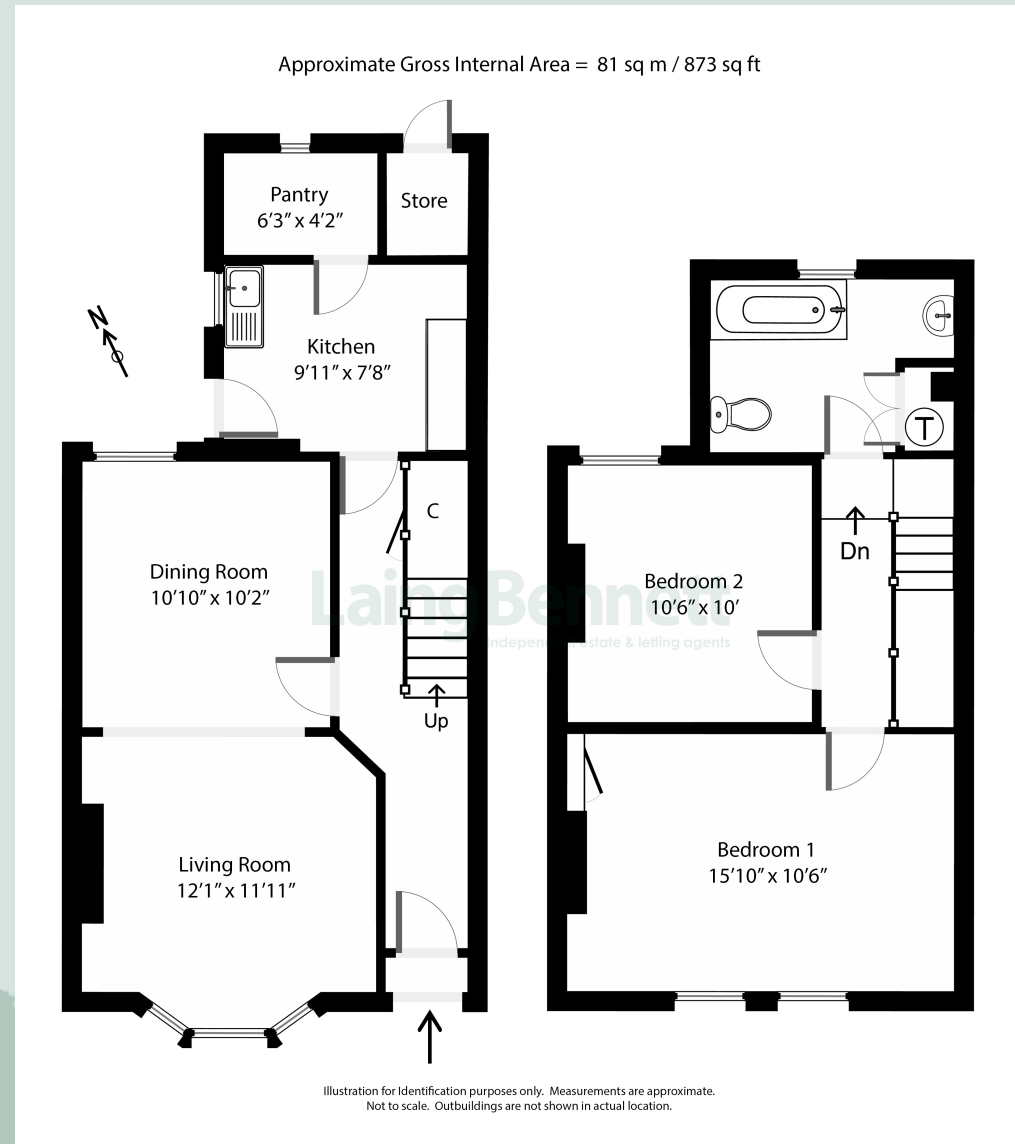
Attractive frontage. Enclosed rear garden, lawn and potential to add a parking bay like others in the road have done.

Council Tax Band

Folkestone & Hythe - Band C

Heating

Electric





Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk



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