



Water Cottage, Duck Street, Elham, Canterbury, Kent, CT4 6TW

Guide Price £350,000

EPC RATING: E

No
Forward
Chain

A well located detached bungalow situated on the edge of the village of Elham. Close to the village centre with countryside views. Now in need of some updating now required. The accommodation comprises: entrance hall, living room, kitchen, dining room, three bedrooms, en suite and bathroom. An attractive frontage, driveway, garage and enclosed low maintenance rear garden. No forward chain. EPC RATING = E



Situation

The village of Elham 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. Elham offers amenities including a highly regarded primary school, doctor's surgery, 2 churches, village hall, small supermarket, two public houses (one with post office facilities) and a hotel/restaurant. In the nearby town of Folkestone, there are mainline railway stations with High Speed service to London Stratford and St Pancras stations with an approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel. Regular bus services to Canterbury and Folkestone via surrounding villages.

The accommodation comprises

Ground floor

Entrance hall

Living room

17' 11" x 12' 9" (5.46m x 3.89m)

Kitchen

8' 11" x 8' 8" (2.72m x 2.64m)



Dining room

11' 8" x 8' 11" (3.56m x 2.72m)

Bedroom one

12' 8" x 9' 8" (3.86m x 2.95m)

Bedroom two

10' 9" x 9' 4" (3.28m x 2.84m)

En-suite shower room

Bathroom

Outside

Front garden

Driveway

Garage

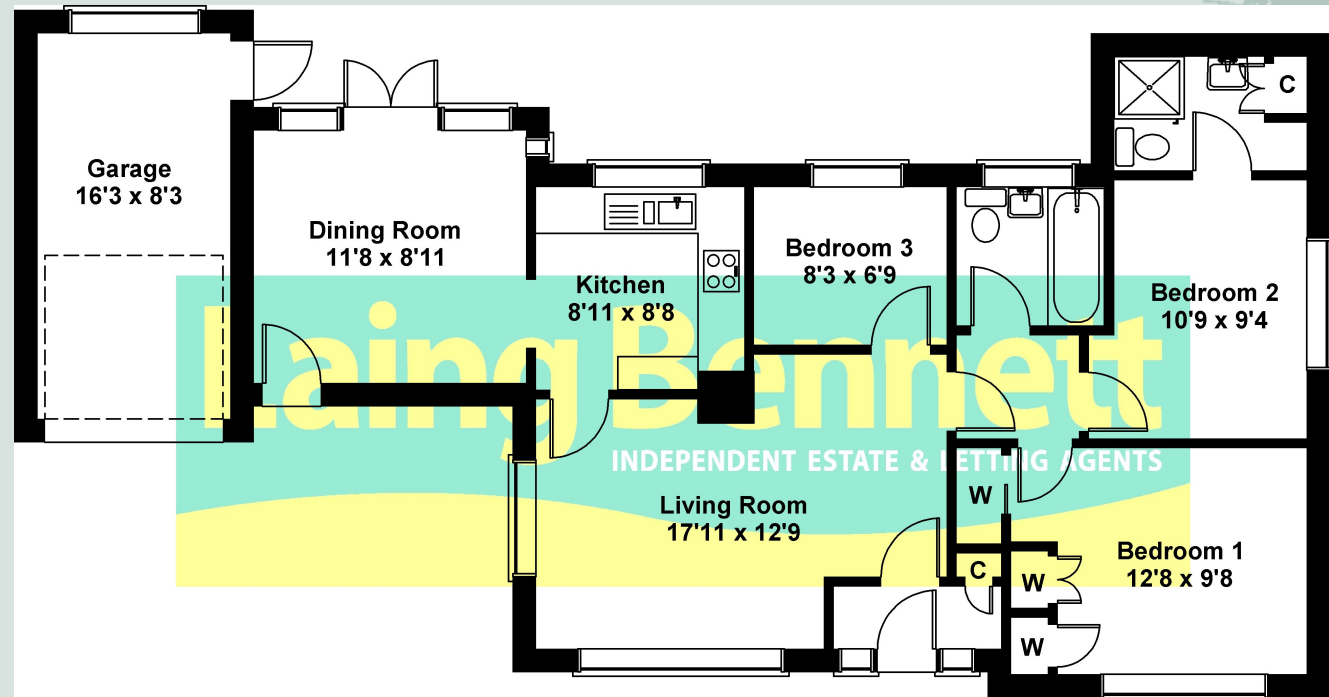
Enclosed low maintenance rear garden

Council Tax Band

Folkestone & Hythe - Band D

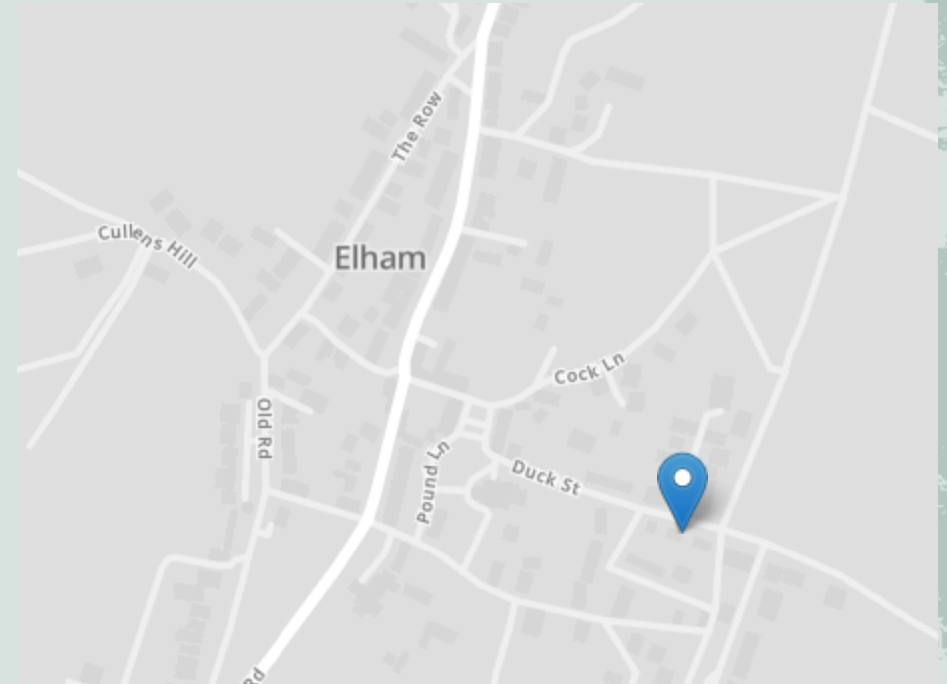
Heating

Electric storage heaters



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Need to Book a Viewing?

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Directions

For directions to this property please contact us

Lyminge

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lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk



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