







Are you looking for a home with character, ready for you to put your own stamp on? Don't miss this exciting opportunity to purchase a three bedroom home with driveway parking and an attractive rear garden. The property further benefits from spectacular far-reaching countryside views. Accommodation comprises: Ground floor - Covered entrance, entrance hall, sitting room, dining room open plan to kitchen, conservatory. First floor - Landing, bedroom one, bedroom two, bedroom three, bathroom and WC. Outside - Front and rear garden Approx. 225 sq meters and there is a good size pond. Driveway parking to the front! EPC RATING = D

Guide Price £425,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

Parking Driveway parking

Heating Gas

EPC Rating D

Council Tax Band C

Folkestone And Hythe District Council



Situation

The property is situated on the edge of the village of Lyminge which is nestled in the spectacular North downs, it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefiting from the amenities the village has to offer. There is a Post Office & Convenience Shop, Hairdressers, two Doctors Surgeries, Chemist, Public House and Primary School. The village offers various clubs and societies and a bus service to Canterbury and Folkestone. 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 room

13' 4" x 12' 7" (4.06m x 3.84m)

Dining room

12' 0" x 10' 11" (3.66m x 3.33m) Open plan to:

Kitchen

8' 10" x 7' 6" (2.69m x 2.29m)

Conservatory

11' 9" x 9' 8" (3.58m x 2.95m)





First floor

Landing

Bedroom one

11' 11" x 11' 0" (3.63m x 3.35m)

Bedroom two

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom three

9' 1" x 7' 11" (2.77m x 2.41m)

Bathroom

WC

Outside

Attractive frontage

Driveway

Driveway parking to the front of the property

Rear garden - Approx. 225 sq meters and there is a good size pond







Approximate Gross Internal Area (Including Low Ceiling) = 95 sq m / 1019 sq ft

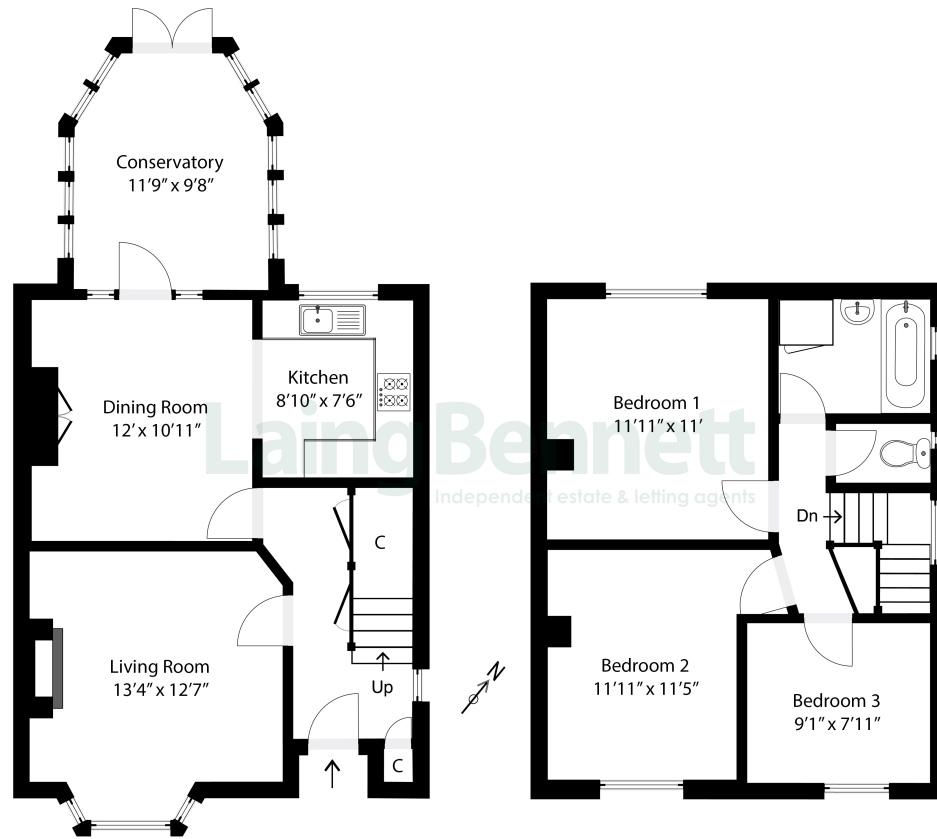
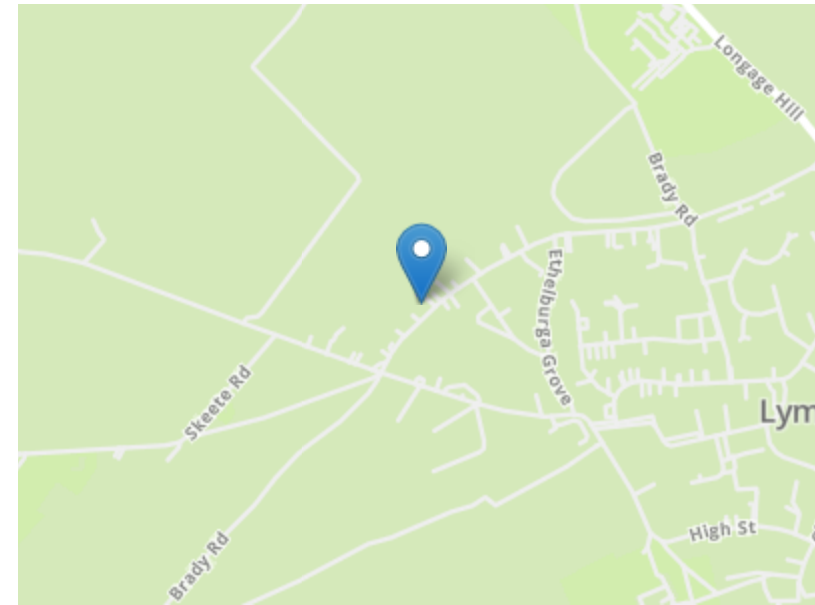


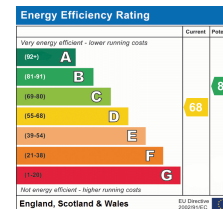
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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