



13 Mayfield Road, Lyminge, Folkestone, Kent, CT18 8HL

EPC Rating = D

Guide Price £325,000



A newly renovated semi detached bungalow situated in a sought after location close to the village centre. The accommodation comprises: Entrance hall, living/dining room, kitchen with newly fitted kitchen and breakfast bar, bathroom and two bedrooms with an en suite WC to one of the bedrooms. Outside: front garden and driveway with turning area leading to a garage. Enclosed rear garden with established borders, patio and garden shed. Gas central heating. No forward chain. EPC RATING = D

Guide Price £325,000

Tenure Freehold

Property Type Semi-Detached Bungalow

Receptions 1

Bedrooms 2

Bathrooms 1

Parking Driveway & Garage

Heating Gas

EPC Rating D

Council Tax Band C
Folkestone & Hythe



Situation

The property is situated on 'Mayfield Road' in the village of Lyminge. The village is nestled in the spectacular North Downs and 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 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

15' 9" x 11' 6" (4.80m x 3.51m)

Kitchen (new kitchen)

12' 3" x 8' 6" (3.73m x 2.59m)

Bedroom one

18' 7" x 10' 2" (5.66m x 3.10m) at widest points - an 'L' shaped room.

Bedroom two

11' 11" x 9' 11" (3.63m x 3.02m)

En suite WC

Bathroom

Rear lobby/utility area

Outside

Front garden

Driveway

Garage

16' 6" x 8' 6" (5.03m x 2.59m)

Rear garden



Approximate Gross Internal Area (Including Low Ceiling) = 86 sq m / 923 sq ft
 Garage = 13 sq m / 140 sq ft

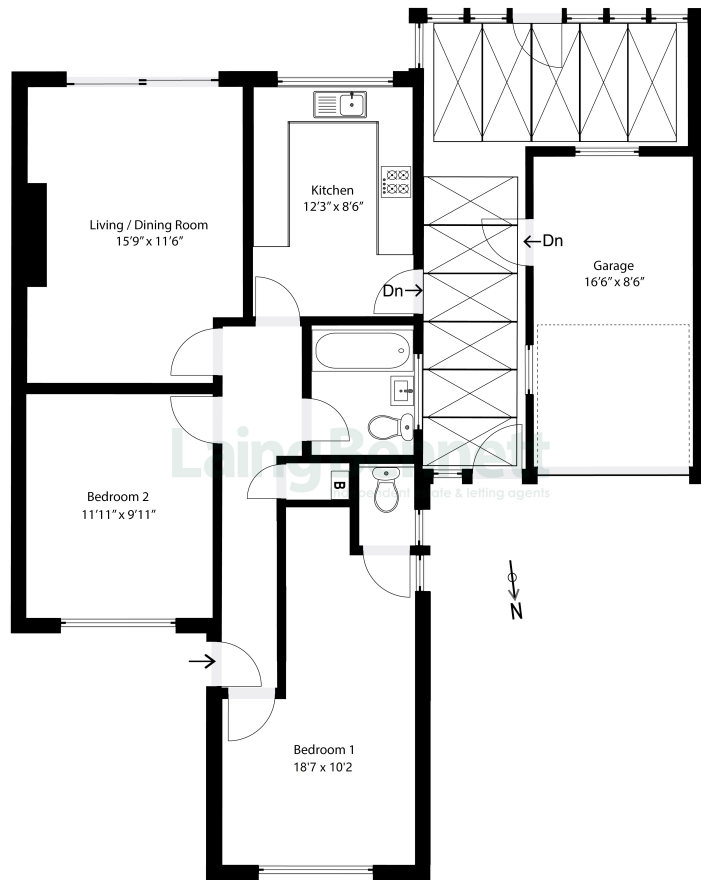


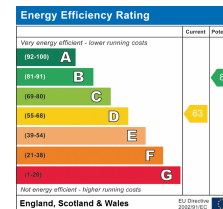
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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