



Erebus, High Street, Lyminge, Folkestone, Kent, CT18 8EL

EPC Rating =

Guide Price £345,000





This attractive semi-detached house offers three bedrooms, a family shower room and two inviting reception rooms. The property has been under the same family ownership for approximately 66 years, since new and is now well worthy of some redecoration and updating. There is also a front porch, welcoming hallway, well-appointed kitchen and a useful side porch. The exterior of the property is equally impressive, boasting a well-maintained garden with neat lawn to front and rear, vibrant flower beds and a peaceful patio area for outdoor seating or entertaining. The property also benefits from a garage to the rear. NO CHAIN! EPC Rating: TBC

Guide Price £345,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

Parking Garage

Heating Oil

EPC Rating TBC

Council Tax Band D

Folkestone And Hythe District Council



Situation

The property is located in the 'High Street' a residential road in the heart of the Village. The village of Lyminge is nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefitting 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 accomnodation comprises

Ground floor

Porch

8' 3" x 5' 4" (2.51m x 1.63m)

Hallway

Living room

12' 11" x 11' 10" (3.94m x 3.61m)

Dining room

11' 5" x 10' 1" (3.48m x 3.07m)

Kitchen

11' 5" x 7' 2" (3.48m x 2.18m)





Rear proch

10' 6" x 4' 1" (3.20m x 1.24m)

First floor

Landing

Bedroom one

12' 3" x 10' 1" (3.73m x 3.07m)

Bedroom two

10' 11" x 10' 10" (3.33m x 3.30m)

Bedroom three

7' 11" x 7' 4" (2.41m x 2.24m)

Shower room/WC

Outside

Attractive front and rear garden

Garage

17' 9" x 9' 1" (5.41m x 2.77m)







Approximate Gross Internal Area (Excluding Garage) = 92 sq m / 985 sq ft
Garage = 15 sq m / 161 sq ft

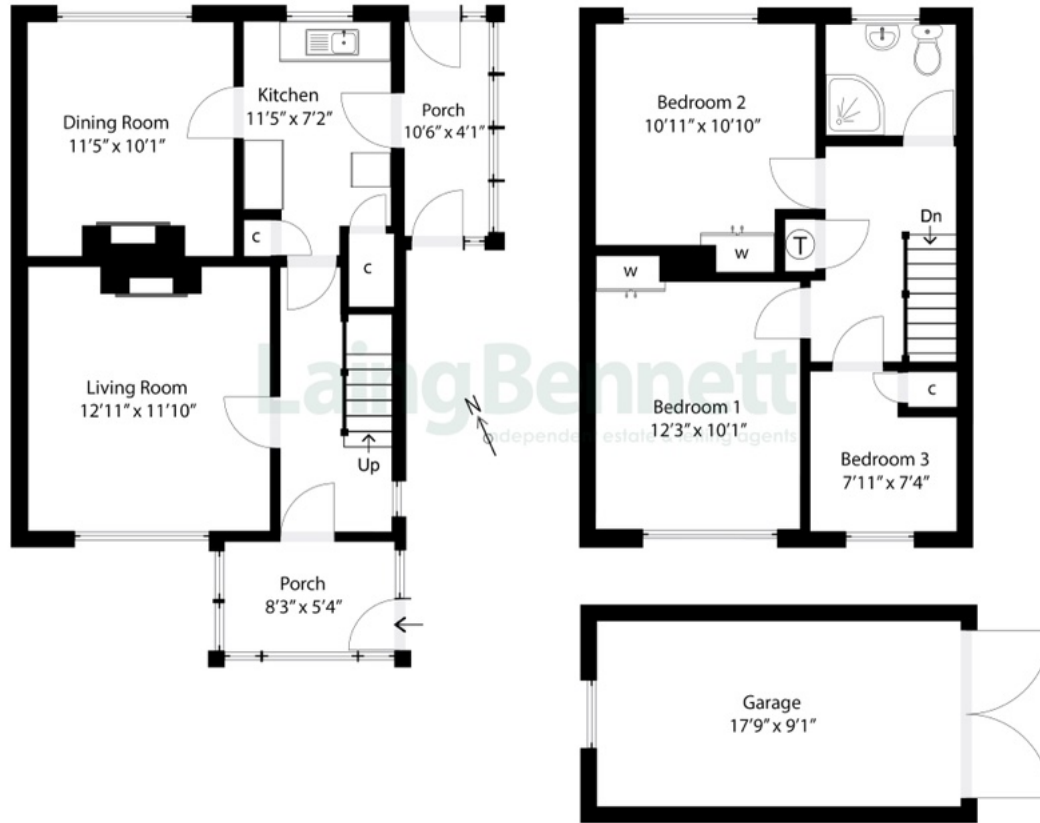


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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