

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

Guide Price £369,995

EPC RATING: D

Two Bedrooms  
&  
Two Bathrooms

A well appointed and immaculately presented two double bedroom semi detached house. The accommodation comprises: ground floor - porch, entrance hall, living room, dining room, kitchen/breakfast room and WC. First floor - two bedrooms, en suite shower room and main bathroom. Outside: an attractive frontage, driveway and enclosed long rear garden. This property benefits gas central heating. No forward chain. EPC RATING = D



### **Situation**

This property is located on 'Mayfield Road' in the village. Lyminge offers amenities including; Convenience Shop, Doctors surgery, Hairdressers & Barbers, Chemist and sought after 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 service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

### **The accomodation comprises**

#### **Ground floor**

#### **Entrance porch**

#### **Hall**

#### **Living room**

14' 2" x 12' 11" (4.32m x 3.94m)



## Dining room

14' 3" x 8' 10" (4.34m x 2.69m)

## Kitchen/breakfast room

17' 10" x 6' 8" (5.44m x 2.03m)

## WC

## First floor

## Landing

## Bedroom one

13' 2" x 11' 0" (4.01m x 3.35m)

## En suite shower room

## Bedroom two

11' 1" x 10' 11" (3.38m x 3.33m)

## Bathroom

## Outside

## Frontage

## Driveway

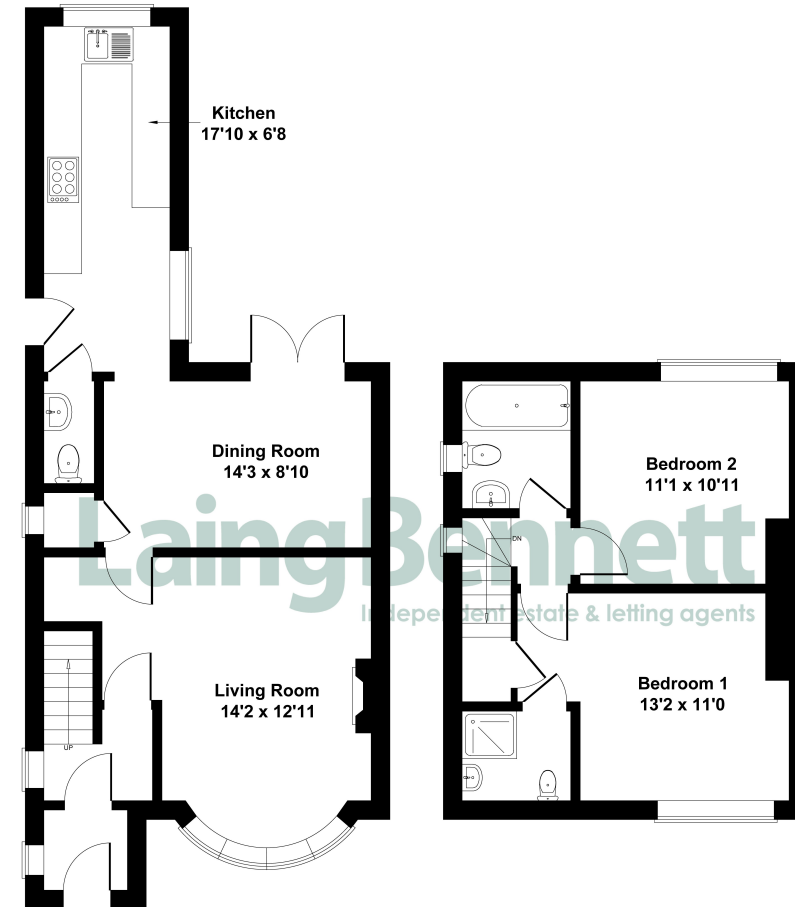
## Rear garden

## Council Tax Band

Folkestone & Hythe District Council - Band C

## Heating

Gas



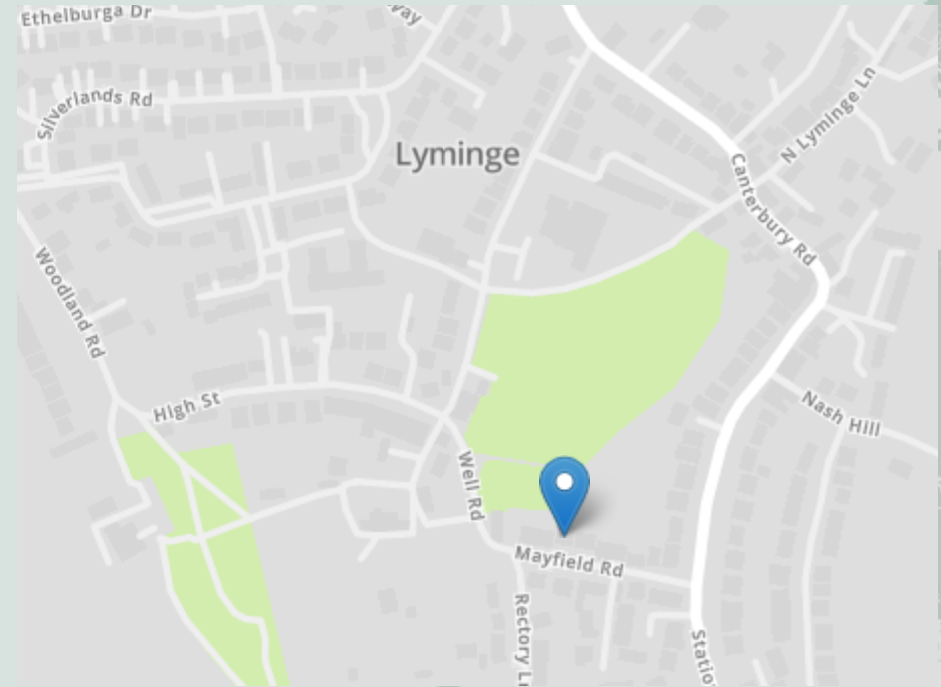
GROUND FLOOR

FIRST FLOOR

### 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.

Produced by Potterplans Ltd. 2018



## 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](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

