







\*Guide Price £355,000 - £365,000\*

Bathed in natural light and boasting a high quality finish throughout it is ideal for those that want a home ready to move into. Accommodation comprises: Ground floor - porch, entrance hall, living/dining room, fitted kitchen, utility room, inner hallway, shower room, bedroom one and bedroom two opening to garden room. Outside: front garden driveway, garage and enclosed well kept rear garden with shed and greenhouse. Gas central heating. EPC RATING = C

**Guide Price £355,000**

**Tenure** Freehold

**Property Type** Semi-Detached Bungalow

**Receptions** 2

**Bedrooms** 2

**Bathrooms** 1

**Parking** Driveway & garage

**Heating** Gas

**EPC Rating** C

**Council Tax** Band C

Folkestone And Hythe District Council





## Situation

This property is located in 'Ethelburga Drive' a cul de sac in the village of Lyminge. The village offers amenities including a convenience Shop & Post Office, 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. Nestled in the Kent Downs area of outstanding natural beauty there is an abundance of walks, cycle routes and bridle paths in the area. 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 accommodation comprises:

### Ground floor

#### Porch

#### Living/dining room

17' 4" x 12' 3" (5.28m x 3.73m)

#### Kitchen

10' 9" x 7' 1" (3.28m x 2.16m)

#### Utility

9' 3" x 3' 3" (2.82m x 0.99m)

#### Bedroom one

13' 5" x 8' 11" (4.09m x 2.72m)

#### Bedroom two

10' 4" x 8' 10" (3.15m x 2.69m)

#### Garden room

11' 0" x 10' 2" (3.35m x 3.10m)

#### Shower room

### Outside

#### Front garden

#### Driveway

#### Garage with roller door

19' 10" x 9' 1" (6.05m x 2.77m)

#### Rear garden

#### Garden shed



Approximate Gross Internal Area = 68 sq m / 733 sq ft  
 Garage = 17 sq m / 179 sq ft

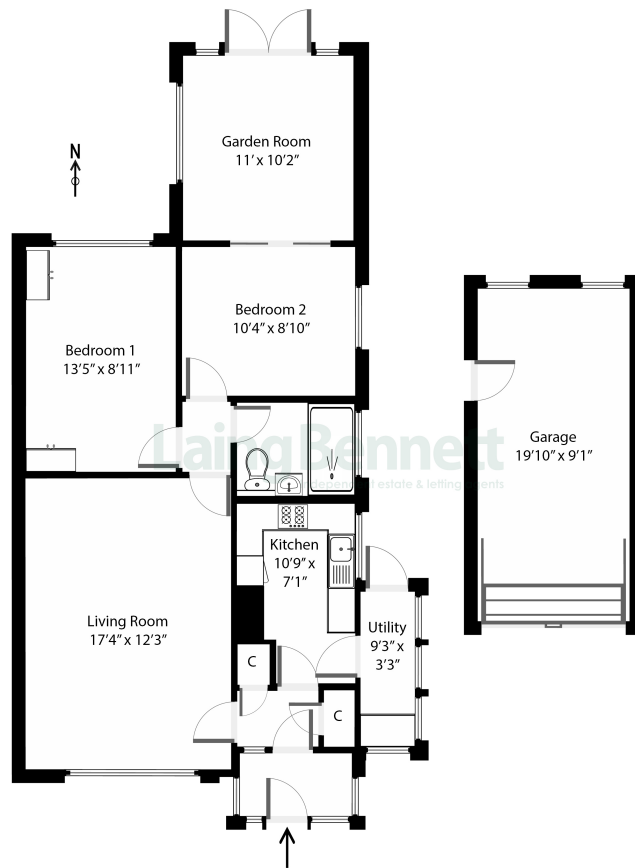


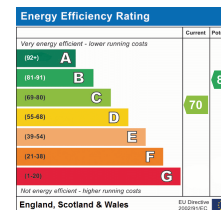
Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



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