







A charming cottage situated in the small village of Rhodes Minnis, set on approximately 0.34 of an acre. The property offers great potential, now in need of renovation, with scope to extend or redevelop subject to planning permission. The accommodation includes a porch, living room, inner hallway, dining room, kitchen, two bedrooms, and a bathroom. The property features gardens to the front, rear, and a larger area to the right-hand side. While there is no driveway, there is potential to add parking at the front, subject to consent. Additionally, the property includes a detached outbuilding and two greenhouses. No forward chain. EPC RATING = G

**Guide Price £380,000**

**Tenure** Freehold

**Property Type** Detached Bungalow

**Receptions** 2

**Bedrooms** 2

**Bathrooms** 1

**Parking** On street

**Heating** Rayburn Stove & Open Fires

**EPC Rating** G

**Council Tax** Band C

Folkestone & Hythe





## Situation

This property is located in Rhodes Minnis which is a sought after small village which has village hall, Methodist Chapel, both of which are in regular use. Lyminge offers amenities including; Post Office/convenience shop, Doctors surgery, Chemist and Primary School. There are various clubs and societies and there are good bus links to both Canterbury and Folkestone. Good access to the M20 motorway and Channel Tunnel. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London. In Rhodes Minnis itself, there is a village hall which benefits from many clubs, classes and events as well as a popular tea room.

## The accommodation comprises

Entrance porch

Hallway

Living room

13' 5" x 10' 0" (4.09m x 3.05m)

Dining room

10' 1" x 10' 1" (3.07m x 3.07m)

Kitchen

8' 0" x 6' 0" (2.44m x 1.83m)

Bedroom one

10' 2" x 10' 1" (3.10m x 3.07m)

Bedroom two

10' 1" x 10' 1" (3.07m x 3.07m)

Bathroom

Outside

Gardens to the front rear and side of the property

Agent note

Mortgages on this property may be difficult to arrange due to the timber frame construction and signs of asbestos.



Approximate Gross Internal Area = 57 sq m / 616 sq ft

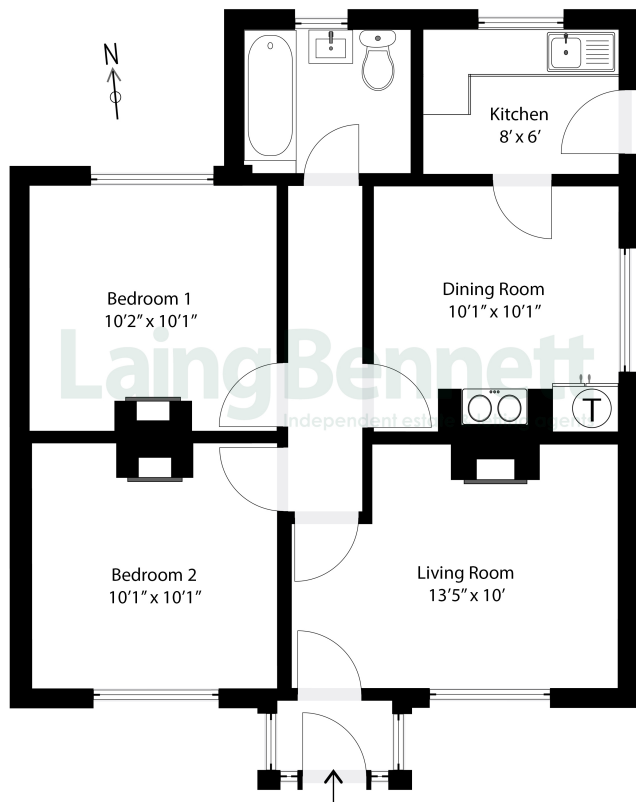


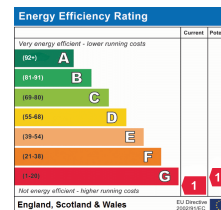
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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