



102 Orchard Valley, Hythe, Kent. CT21 4EB

Guide Price **£350,000**



- Two double bedroom residence
- Semi-detached
- Updating required
- Front & rear gardens
- No onward chain

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS





Situated on this small private development within level walking distance of the Royal Military Canal and the town centre of the Cinque Port town of Hythe. The town centre offering a good selection of independent shops, together with the all important Waitrose store, Sainsburys and Aldi. Primary schooling is located just off Hythes green, secondary schooling being available in nearby Saltwood, and both boys and girls grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, high speed rail services are available from both Folkestone railway stations giving access to London St Pancras in just over fifty minutes.

This two bedroom characteristic semi-detached home comprises of a living room, dining room, kitchen, shower room & separate WC to the ground floor with two double bedrooms to the first floor. The property also enjoys gas fired central heating throughout and well tendered front & rear gardens, the property does require updating throughout but is considered well worth the expenditure required. An early viewing comes highly recommended. No onward chain



## GROUND FLOOR

### HALLWAY

with tile effect vinyl flooring, solid wood front door

### LIVING ROOM (11' 1" x 11' 8") or (3.37m x 3.56m)

with glazed windows overlooking front garden and side, radiator

### DINING ROOM (11' 2" x 11' 8") or (3.41m x 3.56m)

with glazed window overlooking side, radiator, back boiler, fireplace with stone hearth, understairs storage cupboard with electric meter & shelving, storage cupboard housing hot water cylinder

### KITCHEN (8' 6" x 5' 11") or (2.60m x 1.80m)

with tile effect vinyl flooring, mixture of high and low level kitchen cupboards, laminate worktops, window overlooking side and rear, stainless steel sink with mixer taps over, space for freestanding oven, space and plumbing for washing machine, localised tiling, glazed stable door leading out on to rear garden

### SHOWER ROOM (6' 6" x 4' 4") or (1.98m x 1.32m)

with shower cubicle & electric Mira shower, hand basin with mixer taps over, localised tiling, stainless steel towel radiator, hatch accessing loft space, frosted glazed window

### SEPARATE WC (6' 1" x 4' 10") or (1.86m x 1.47m)

with glazed door, frosted glazed windows, WC

## FIRST FLOOR

### LANDING

with hatch accessing loft space

### BEDROOM (11' 9" x 13' 5") or (3.57m x 4.08m)

with glazed window overlooking front, radiator, built-in wardrobe

### BEDROOM 2 (11' 9" x 10' 10") or (3.58m x 3.29m)

with glazed window overlooking side, radiator, built in cupboard with shelving

### OUTSIDE

The property enjoys a well tended rear garden with pathway leading up to the rear & a selection of mature shrubs, planting & bushes with the rest being laid to lawn and access to a shed. To the front there is a path leading up to the side of the property with the rest being mainly laid to lawn with borders planted with mature shrubs, bushes & trees.

**Tenure** - Freehold

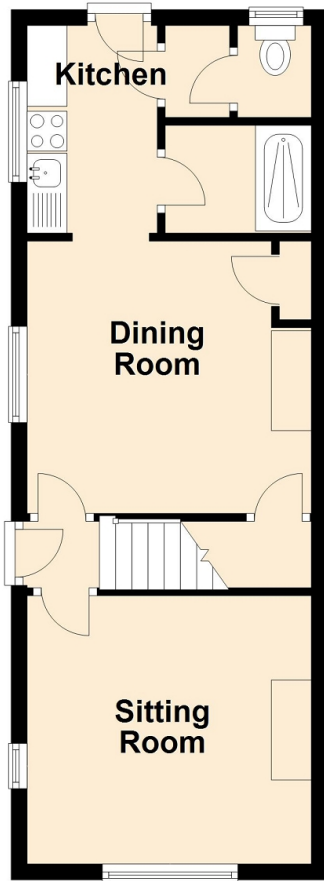
**Council tax** - Band C

**Local Authority** - Folkestone & Hythe District Council



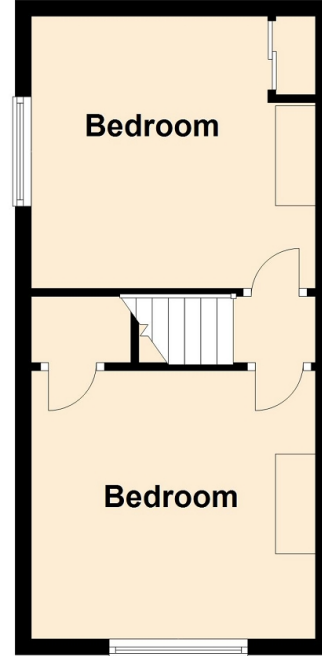
# Ground Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



# First Floor

Approx. 27.8 sq. metres (298.9 sq. feet)



Total area: approx. 65.1 sq. metres (701.2 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | 32                      |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.