



36 Romney Way, Hythe, Kent. CT21 6PL

Guide Price **£300,000**



- Detached bungalow
- Two double bedrooms
- In need of full refurbishment
- Garage & parking
- Front & rear gardens

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



Situated to the western side of the town on the popular Pennypot development and within level walking distance of Hythe town centre with its range of independent shops together with the all-important Waitrose store, Sainsburys and Aldi which is only a five minute walk away. Primary schooling is available in nearby Palmarsh with secondary schooling being available in Saltwood with 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 West and Folkestone Central giving access to London St Pancras in just over fifty minutes. Hythe also enjoys and unspoilt seafront and the Historic Royal Military Canal which runs through the centre of the town and is also only ten minutes walk from the property.

A two bedroom detached bungalow in need of full refurbishment & positioned on a good sized plot for the development. The accommodation comprises a L-shaped living/dining room, kitchen, bathroom & two double bedrooms. The property has front & rear gardens, a garage and drive with off-street parking for several cars. An early viewing comes highly recommended.

ENTRANCE HALL

with radiator, glazed dividing wall, cupboard housing gas fired boiler with shelving under, cupboard housing hot water tank with shelving over

BEDROOM (10' 2" x 10' 11") or (3.10m x 3.33m)

with UPVC double-glazed windows overlooking rear garden, radiator

BATHROOM (6' 3" x 6' 1") or (1.90m x 1.86m)

with tile effect vinyl flooring, WC, hand basin with mixer taps over, panelled bath with electric shower over, frosted UPVC double-glazed windows, radiator, localised tiling

BEDROOM (12' 10" x 10' 10") or (3.90m x 3.31m)

with UPVC double-glazed windows overlooking rear garden, radiator, built in wardrobes with shelving over

KITCHEN (8' 4" x 10' 11") or (2.53m x 3.34m)

with tile effect vinyl flooring, a selection of high and low level kitchen cabinets, laminate worktops space for tall fridge/freezer, one bowl stainless steel sink, space & plumbing for washing machine, freestanding oven, UPVC double glazed window overlooking rear garden with UPVC double glazed door leading out onto rear garden, larder cupboard

L SHAPED LIVING ROOM/DINING ROOM (20' 1" x 18' 0" Max) or (6.11m x 5.49m Max)

with UPVC double glazed windows overlooking front & side, two radiators, disconnected gas fireplace

OUTSIDE

The property enjoys a good sized rear garden which is mainly laid to lawn with a selection of mature shrubs, plants and bushes bordering with side path access to the front. To the front the property enjoys a driveway with parking for several cars as well as a garage, the rest being mainly laid to lawn.

GARAGE

with up and over door

Tenure - Freehold

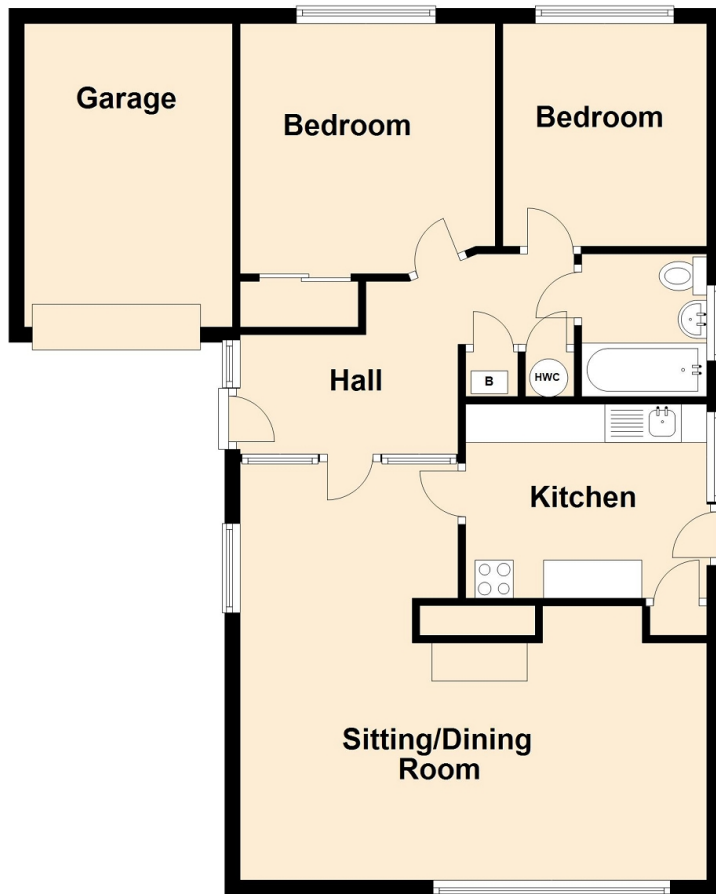
Council tax - Band C

Local Authority - Folkestone & Hythe District Council



Ground Floor

Approx. 80.0 sq. metres (861.0 sq. feet)



Total area: approx. 80.0 sq. metres (861.0 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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.