



62 Kingfisher Avenue, Hythe, Kent. CT21 6QT

Guide Price **£299,995**



- Mid terrace house
- Three bedrooms
- Refurbished to a good standard
- Modern fitted kitchen
- Parking for 2 cars

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 an 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 three bedroom mid terraced house which has been refurbished by the current owners to a good standard. The accommodation comprises a living room & kitchen to the ground floor with three bedrooms and a bathroom to the first floor. The property has oak veneer doors throughout, a modern fitted kitchen & engineered oak flooring to the ground floor with new carpets to stairs, landing and bedroom one. The property also has the added benefit of a driveway to the front with parking for two cars.

GROUND FLOOR

ENTRANCE PORCH

with engineered wood flooring, coat cupboard with hanging rail & shelving

LIVING ROOM (17' 1" x 15' 11") or (5.21m x 4.85m)

with engineered oak flooring, UPVC double-glazed windows overlooking front, radiator, storage cupboard, feature fireplace with electric fire

KITCHEN (16' 1" x 11' 2") or (4.90m x 3.40m)

with engineered oak flooring, a mixture of high and low level kitchen cabinets, solid oak worktops with matching upstands, space & plumbing for washing machine, space for tall fridge freezer, LED strip lighting under high level cabinets, integrated electric fan assisted oven, four ring ceramic hob with extractor fan over, localised tiling, space for tumble dryer, one bowl ceramic sink, UPVC double glazed window overlooking rear garden, wall mounted gas boiler, sliding UPVC double glazed doors to rear garden

FIRST FLOOR

LANDING (9' 7" x 6' 10") or (2.91m x 2.09m)

with radiator, airing cupboard housing hot water cylinder with shelving over, loft hatch with ladder accessing boarded loft

BEDROOM 1 (9' 2" x 13' 9") or (2.79m x 4.18m)

with UPVC double-glazed windows overlooking front radiator, built-in wardrobe with high & low-level hanging rail

BEDROOM 2 (8' 8" x 11' 5") or (2.63m x 3.47m)

with UPVC double glazed window overlooking rear, radiator, built-in wardrobe with hanging rail & shelving over

BATHROOM (7' 9" x 6' 10") or (2.37m x 2.09m)

with tile effect vinyl flooring, WC, basin with mixer tap over & modern shaker style storage unit under, panelled white bath with mixer taps over, shower, glass shower screen, UPVC double glazed frosted window, radiator

BEDROOM 3 (10' 2" x 6' 5") or (3.09m x 1.96m)

with wood effect laminate flooring, UPVC double-glazed windows overlooking front, radiator

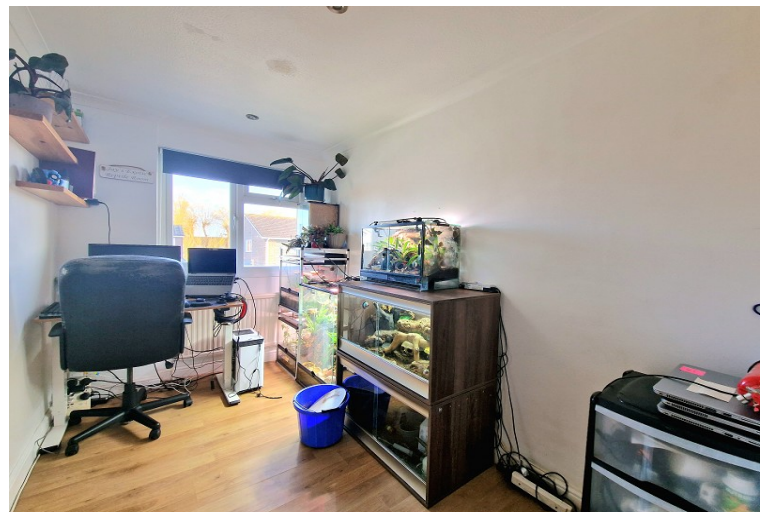
OUTSIDE

The property enjoys a low maintenance rear garden with decked seating area leading to a section of artificial grass and borders. To the rear there is a shed with door accessing out onto a shared pathway to the main road which the current owner uses to store a motorcycle. To the front the property has a driveway with parking for two cars.

Tenure - Freehold

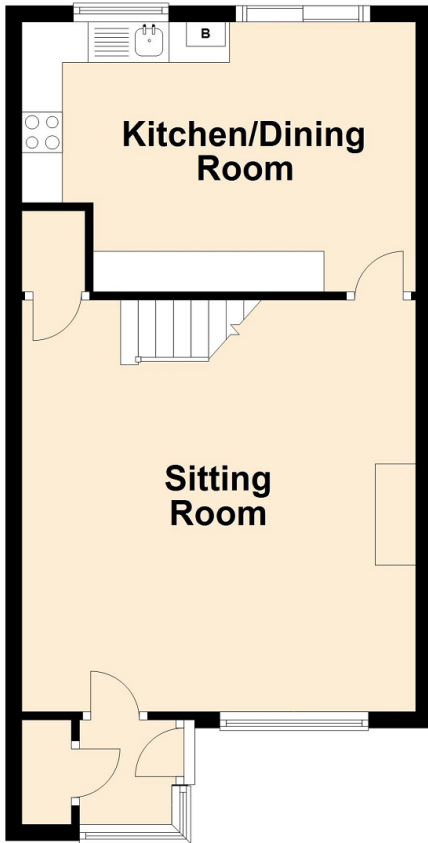
Council tax - Band C

Local Authority - Folkestone & Hythe District Council



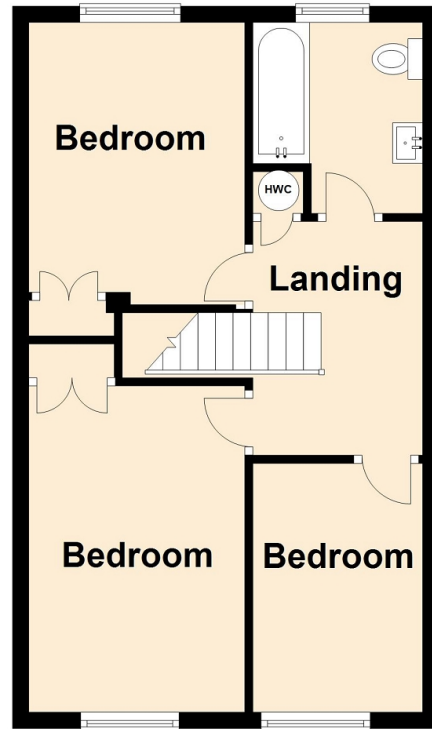
Ground Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Total area: approx. 85.3 sq. metres (918.0 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		90
(69-80) C	77	
(55-68) D		
(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 are 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.