



1 Tweed Terrace, Dymchurch Road, Hythe, Kent. CT21 6LP

Guide Price £249,995



- End terrace property
- Two bedrooms
- Front & rear gardens
- Well presented
- Early viewing highly recommended

C.R. CHILD
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Situated within level walking distance of the Historic Royal Military Canal and Hythes town centre which offers a good selection of independent shops together with Aldi, Sainsburys and Waitrose stores, Doctors, Dentists and a Library. Primary schooling is also all located just off the town centre area, with secondary schooling available in nearby Saltwood and both boys and girls grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are easily accessed by car. High speed Rail Services are available from Folkestone West (approximately 15 minutes by car) offering fast access to St. Pancras, London in approximately 50 minutes.

A very well presented and freshly decorated two bedroom end terrace property enjoying front and rear gardens and benefiting from newly installed combination boiler, newly fitted UPVC double glazing throughout, the roof has been overhauled including re-lay the lead flashing and the whole roof then treated with a fibreglass based roof sealant. The property has a spacious kitchen/diner opening to the rear garden, a living room with feature fireplace to the ground floor, two bedrooms and a modern fitted bathroom to the first floor, and enjoys pleasant open views towards the 'Roughs' to the rear. The property is sure to be an attractive proposition to a first time buyer or investment purchaser. Your earliest viewing is highly recommended.

GROUND FLOOR

with UPVC front door leading into;

LIVING ROOM (10' 7" x 14' 1") or (3.23m x 4.28m)

with wood effect laminate flooring, UPVC double glazed windows overlooking front with fitted blinds, radiator, feature fireplace with wood surround & tiled hearth, under stair storage cupboard housing RCD fuse box & electric meter

KITCHEN (13' 11" x 11' 5") or (4.25m x 3.48m)

with tile effect vinyl flooring, a selection of high and low-level kitchen units, laminate worktops, localised tiling, freestanding oven with four ring ceramic hob, one bowl stainless steel sink with mixer tap over, radiator, space & plumbing for dishwasher and washing machine, UPVC double glazed window overlooking rear, UPVC double glazed door leading to rear garden

FIRST FLOOR

LANDING

BEDROOM 1 (10' 7" x 14' 0") or (3.23m x 4.27m)

with UPVC double glazed windows overlooking front with fitted blinds, radiator, built-in cupboards with shelving, feature cast iron fireplace, high level glazed window to hallway

BEDROOM 2 (8' 5" x 10' 9") or (2.56m x 3.27m)

with UPVC double glazed window overlooking rear with views to Roughs, radiator

BATHROOM (7' 10" x 5' 9") or (2.39m x 1.75m)

with vinyl floor tiles, tiling floor to ceiling, WC, hand basin with mixer taps over, panelled white bath with riser rail shower & glass shower screen, stainless steel towel radiator, airing cupboard housing newly fitted gas fired combination boiler with shelving under, UPVC double glazed frosted window

OUTSIDE


The property is set well back from the road by a low-walled front garden laid to pea shingle, with a side gate providing pedestrian access from Dymchurch Road. The rear garden has a concrete area leading on to lawn with a shrub border to one side, a paved patio area to rear and a timber garden shed. There is also a lean-to brick built outhouse directly to the rear of the property. Please note, the neighbouring property has a right of way across the rear garden. A timber gate allows access to a shared side passageway leading to Dymchurch Road.

Tenure - Freehold

Council tax - Band B

Local Authority - Folkestone & Hythe District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(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.