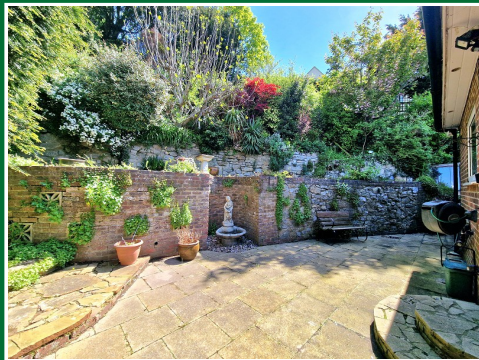




Meliora Cannongate Road, Hythe, Kent. CT21 5PT

Guide Price **£500,000**



- Detached residence
- Two bedrooms
- Sought after location
- Garage with a workshop area & utility room
- Driveway

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



Situated in only a short walk from the town centre which offers a good selection of independent shops together with a Waitrose, Aldi and Sainsburys store. The town centre also boasts doctors surgeries, dentists and a library. The historic Royal Military Canal runs through the centre of the town and Hythe also enjoys an unspoilt seafront promenade. The famous Romney, Hythe & Dymchurch light railway runs along the coast from Hythe to Dungeness, while the local area offers a wealth of leisure and sports activities including a variety of golf courses. The M20 motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from Folkestone West approximately 15 minutes by car giving fast services to St. Pancras London in just under one hour.

A two-bedroom detached residence situated in much sought after location in Hythe. The accommodation comprises a living room, kitchen/dining room, two double bedrooms one of which have en-suite shower room, family bathroom & integral access down to the garage with a workshop area & utility room with a driveway out to the front. The property also enjoys well-tended gardens to the front and rear accessing a separate outbuilding to the side of the main property. While the property could benefit from updating, it is considered worthy of the expenditure required, and with the added advantage of no onward chain, an early viewing comes highly recommended.

GROUND FLOOR

ENTRANCE HALL

with two radiators, loft hatch, cupboard housing hot water cylinder with shelving over

LIVING ROOM (24' 8" x 14' 5") or (7.53m x 4.39m)

with UPVC double glazed windows to side, four radiators, feature arched UPVC double glazed window

KITCHEN/DINING ROOM (17' 11" x 13' 7") or (5.46m x 4.15m)

with wood effect laminate flooring, a selection of high and low level kitchen cabinets, wood effect laminate worktops, integrated double oven, four ring gas hob with extractor fan over, one and a half bowl sink, UPVC double glazed windows overlooking rear garden, radiator, corner dining bench, freestanding dishwasher, integrated fridge freezer, double glazed door leading to rear garden, door with access leading down to garage

BEDROOM (14' 2" x 13' 9") or (4.32m x 4.19m)

with UPVC double glazed window overlooking front, radiator, a selection of built-in wardrobes with hanging rails and shelving over

EN-SUITE

with UPVC double glazed frosted window, WC, hand basin with mixed taps over and storage cupboard under, shower cubicle, localised tiling, radiator

BATHROOM

with UPVC double glazed frosted window, WC, basin with mixer taps over, panelled bath with mixer taps over and separate shower attachment, radiator

BEDROOM (13' 9" x 8' 4") or (4.20m x 2.53m)

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

LOWER GROUND FLOOR

GARAGE (15' 4" x 14' 3") or (4.67m x 4.35m)

with power, lighting & up & over door

UTILITY ROOM (9' 2" x 5' 10") or (2.79m x 1.79m)

with a selection of high & low level cabinets, space & plumbing for washing machine/tumble dryer, hand basin, UPVC double glazed window to side

WORKSHOP (14' 3" x 6' 0") or (4.34m x 1.82m)

with a selection of cabinets & worktops with stairs leading into kitchen.

OUTSIDE

To the rear the property enjoys tiered patio seating areas surrounded by a selection of mature shrubs, bushes trees with various paths accessing the higher sections of the garden. A side path allows access to the front where there is parking for two cars, a section laid to lawn with access to a summerhouse with a selection of shrubs, bushes & trees surrounding with side path accessing the rear, steps lead up the front of the property with there also being access to an attached outbuilding/workshop.

OUTBUILDING/WORKSHOP (22' 2" x 20' 10") or (6.75m x 6.35m)

with wood effect flooring, glazed sliding doors and windows to front, sink with tiled surround, feature exposed stone, glazed door leading to rear garden

SUMMERHOUSE

with glazing to front, power and lighting

Tenure - Freehold

Council tax - Band E

Local Authority - Folkestone & Hythe district council



Hythe, CT21 5PT

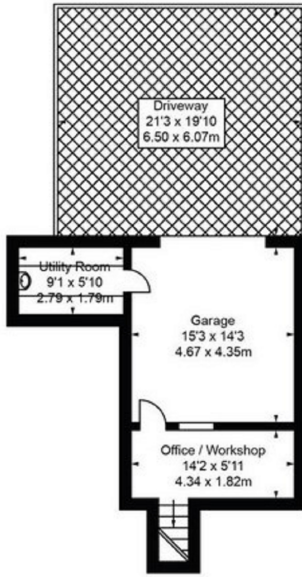
Approximate Gross Internal Area :-

Lower Ground Floor :- 35.85 sq m / 386 sq ft

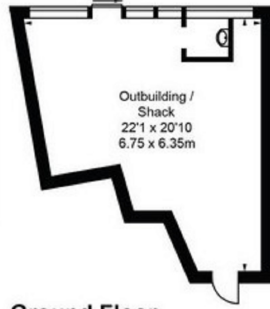
Ground Floor :- 31.50 sq m / 339 sq ft

Raised Ground Floor :- 111.10 sq m / 1195 sq ft

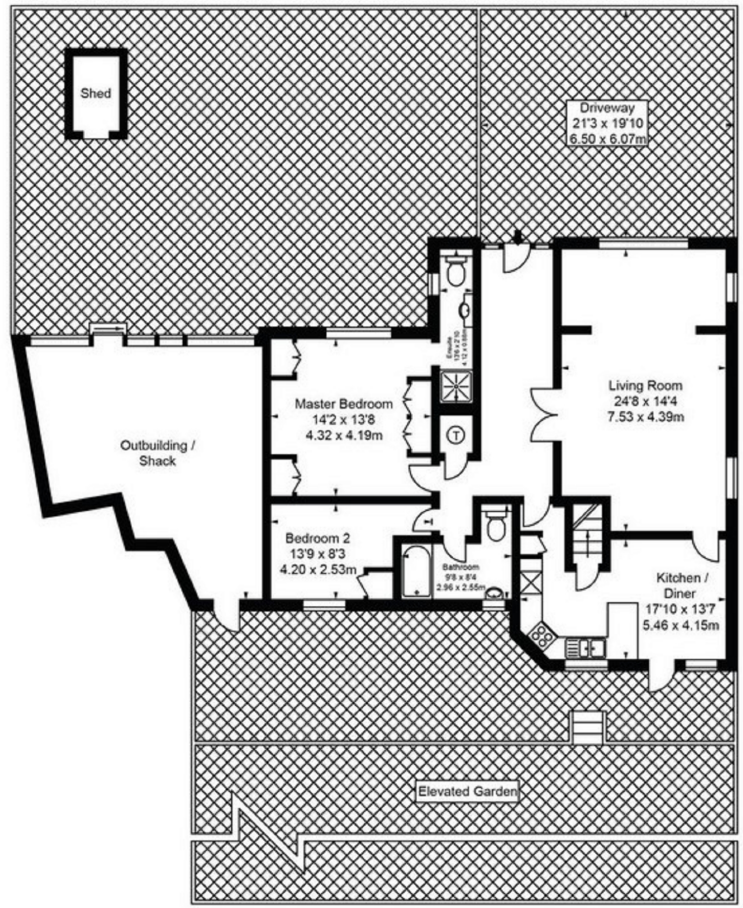
Total :- 178.45 sq m / 1919 sq ft



Lower Ground Floor



Ground Floor



Raised Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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.



C.R. Child & Partners
 11 High Street, Hythe. CT21 5AD
 01303 267421
properties@crchildandpartners.co.uk

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.