



20 Grebe Crescent, Hythe, Kent. CT21 6QW

Guide Price **£345,000**



- Recently refurbished
- Semi detached bungalow
- Two bedrooms
- Larger than average corner plot
- Parking for up to 4 cars or motor home/caravan

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



Situated on the outskirts on this popular development, on flat ground and close to the historic Royal Military canal with its cycle path/walk way in to Hythe, which offers a good selection of independent shops, together with the all important Waitrose store, Iceland, Sainsburys and Aldi. Primary schooling is available in nearby Palmarsh with secondary schooling being available on the outskirts of Saltwood and both boys and girls grammar schools in Folkestone. Hythes town centre also offers; doctors surgeries, dentists, library, council offices and further primary schooling. High speed rail services are available from both Folkestone railway stations, giving fast access to London St Pancras in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car.

A newly refurbished two bedroom semi detached bungalow, which has been subject to considerable works by the present owners, including; a new fitted kitchen, new shower room, new decoration and floor coverings throughout. The property boasts plastic soffits and gutters, gas fired central heating and UPVC double glazing. Externally the property enjoys a larger than average corner plot for the development and has a timber cabin with power and light. To the side of the property is a large brick block driveway with ample space for four cars or a motor home/caravan. An early viewing is strongly recommended

RECEPTION HALL

with UPVC front door window to side, ceramic tiled floor, large built in cloaks cupboard

RECENTLY FITTED KITCHEN (9' 08" x 8' 06") or (2.95m x 2.59m)

inset one and a half bowl stainless steel sink unit with mixer tap over and pale grey sheen cupboards under with range of matching high and low level units with laminated work surfaces, integrated electric oven/grill with four ring gas hob over and stainless steel and glass extractor canopy above, plumbing for washing machine, localised tiling, space for fridge/freezer, spotlight track, ceramic tiled flooring, UPVC double glazed window with roller blind, localised tiling, built in larder cupboard with gas and electric meters and consumer unit

INNER HALLWAY

with heating thermostat and shelved linen cupboard

LIVING ROOM (18' 09" x 11' 08"Max Max) or (5.72m x 3.56m Max)

floor to ceiling UPVC double glazed window to front with roller blind, two radiators

BEDROOM (11' 06" x 11' 04") or (3.51m x 3.45m)

floor to ceiling UPVC double glazed window with roller blind with outlook over garden to Roughs, radiator

BEDROOM (8' 08" x 7' 05") or (2.64m x 2.26m)

UPVC double glazed French door and window to side with outlook over garden to the Roughs, radiator, range of built in bedroom furniture including; wardrobe and storage cupboards

RECENTLY INSTALLED SHOWER ROOM

comprising large shower cubicle with shower attachment and rain head over, vanity wash hand basin with mixer tap and cupboard under and low level WC to side, localised tiling, ceramic tiled floor, UPVC double glazed window with roller blind, heated towel rail

OUTSIDE

The property enjoys a larger than average garden being a corner plot and being laid to lawn with large hard surface terrace, outside tap and light, base for garden shed, views to the Roughs, outside power point

TIMBER CABIN (11' 10" x 8' 10") or (3.61m x 2.69m)

with double doors opening to garden. To the side of the property is a brick block driveway which would accommodate up to four cars and or a motor home or caravan. To the front of the property is a chipped slate area


Tenure - Freehold

Council tax - Band C

Local Authority - Folkestone & Hythe District Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C		
(55-68) D	66	
(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 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.