



5 The Derings, Lydd, Romney Marsh, Kent. TN29 9BG

Guide Price £295,000



- End terrace home
- Three bedrooms
- Low maintenance rear garden
- Garage & off road parking
- Early viewing highly recommended

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



Situated in the semi-rural town of Lydd on the Romney Marsh with a selection of local shops and a primary school. There is plenty to do in the local area, with Dungeness Natural Nature Reserve, the Romney, Hythe & Dymchurch light railway, and golf courses all only a short drive away; the nearby town of New Romney offers a selection of independent shops and restaurants together with a Sainsburys store, doctors, dentists and both Primary and Secondary schooling. The medieval coastal town of Rye is also within half an hours drive as is the market town of Ashford. High speed rail services to London are available from Ashford International railway station approximately twenty five minutes away by car, providing fast services to London St Pancras in only thirty eight minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone, London and the Port of Dover, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

A well presented three bedroom end of terrace residence with the additional benefit of a driveway, garage & good sized low maintenance rear garden. The accommodation comprises a fitted kitchen, a living room & conservatory to the ground floor with three bedrooms and a bathroom with separate WC upstairs. The property also benefits from gas fired central heating and UPVC double glazing, an early viewing comes highly recommended.

GROUND FLOOR

ENTRANCE HALL

UPVC double-glazed front door with frosted side leading into hall, under stairs cupboard, radiator, stairs leading up to first floor

KITCHEN

with tiled flooring, mixture of high and low level storage cabinets, laminate worktops, localised tiling, space for under counter fridge and freezer, space and plumbing for washing machine and tumble dryer, gas oven with four ring hob, stainless steel sink with mixer tap over, UPVC double glazed windows overlooking rear garden with door to side accessing garden

LIVING ROOM

with UPVC double glazed windows overlooking front, radiator, UPVC sliding door leading into conservatory, stone feature gas fireplace with matching stone hearth

CONSERVATORY

with tiled flooring, UPVC double glazed windows to all sides, doors leading out onto rear garden, brick side walls

FIRST FLOOR

LANDING

with cupboard housing hot water tank with shelving over, loft hatch with access to loft space

MASTER BEDROOM

with UPVC double glazed windows overlooking front, wall mounted storage cupboards, built in wardrobes, radiator

BEDROOM 2

with UPVC double glazed window overlooking front, radiator, storage cupboard

BEDROOM 3

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

BATHROOM

with modern grey vinyl flooring, bath with electric shower over, UPVC double glazed frosted window, basin with mixer tap over, radiator

SEPARATE WC

with modern grey vinyl flooring, WC, localised tiling, radiator, UPVC double glazed frosted window

OUTSIDE

The rear garden has been mostly laid to paving for low maintenance with a variety of planted shrub beds and borders. There is an outside wall light and water tap with access via a gate to the side to the front of the property. To the front of the property is a pathway and a small garden area laid to beach shingle with a variety of planted shrubs; there is a driveway to one side providing off-street parking for one car and accessing the garage.

GARAGE

with up and over door

Tenure - Freehold

Council tax - Band B

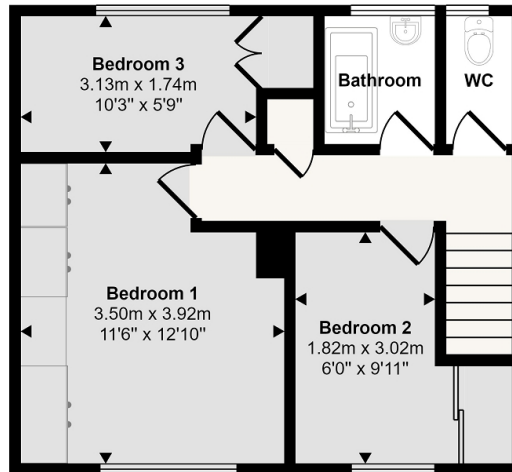
Local Authority - Folkestone & Hythe District Council



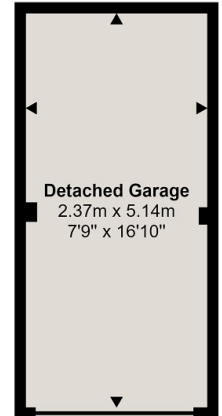
Approx Gross Internal Area
96 sq m / 1030 sq ft



Ground Floor
Approx 46 sq m / 496 sq ft



First Floor
Approx 37 sq m / 403 sq ft



Detached Garage
Approx 12 sq m / 131 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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.