



52 Orchard Valley, Hythe, Kent. CT21 4EA

Guide Price **£425,000**



- Semi detached home
- Three bedrooms
- Good sized garden
- Detached garage
- No onward chain

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



Situated on this small private development within level walking distance of the Royal Military Canal and the town centre of the Cinque Port town of Hythe. The town centre offering a good selection of independent shops, together with the all important Waitrose store, Sainsburys and Aldi. Primary schooling is located just off Hythes green, secondary schooling being available in nearby Saltwood, and 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 railway stations giving access to London St Pancras in just over fifty minutes.

This three bedroom semi detached property sits on a very good sized plot for a property of its type and comprises of a living room, dining room, kitchen & cloakroom to the ground floor with three bedrooms and a bathroom to the first floor. A big feature of the property is its gardens which are good in size to both front and rear allowing scope for potential extension. The property has the added benefit of a detached garage and although in need of updating, is considered well worthy of the expenditure required.

GROUND FLOOR

ENTRANCE HALL

with UPVC double glazed front door, radiator, under-stairs cupboard with shelving & glazed window to side

LIVING ROOM

with UPVC double glazed bay window overlooking front, radiator, feature gas fireplace with wood surround, opening into

DINING ROOM

with UPVC double glazed sliding doors to rear garden, radiator, glazed serving hatch

KITCHEN

with wood effect vinyl flooring, a selection of high and low level kitchen units, UPVC double glazed window overlooking side, space and plumbing for washing machine, one bowl stainless steel sink, freestanding oven with four ring gas hob and extractor fan over, localised tiling

LEAN-TO

with wood effect vinyl flooring, space for freestanding appliance, UPVC double glazed door leading to rear garden

CLOAKROOM

with wood effect vinyl flooring, WC, wall mounted gas fired combination boiler

FIRST FLOOR

LANDING

with radiator, circular window to side, loft hatch

BATHROOM

with wood effect vinyl flooring, WC, hand basin, localised tiling, airing cupboard with shelving, panelled white bath with glass shower screen and shower over, UPVC double glazed frosted window, radiator

BEDROOM

with radiator, UPVC double glazed window overlooking rear

BEDROOM

with radiator, UPVC double glazed bay window overlooking front

BEDROOM

with radiator, UPVC double glazed window overlooking front

OUTSIDE

Leading out from the back door there is a patio seating area with access to an external storage cupboard, you then lead onto an area mainly laid to lawn bordered by a selection of bushes & shrubs. A path leads to a further patio area with green house, two sheds and a single garage. To the front the property is mainly laid to lawn with a selection of planting with a path leading up the front door and side gates.

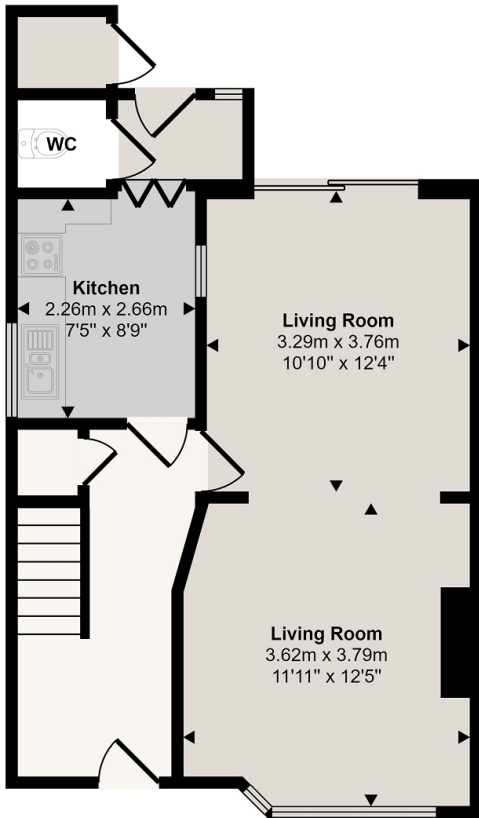
Tenure - Freehold

Council tax - Band C

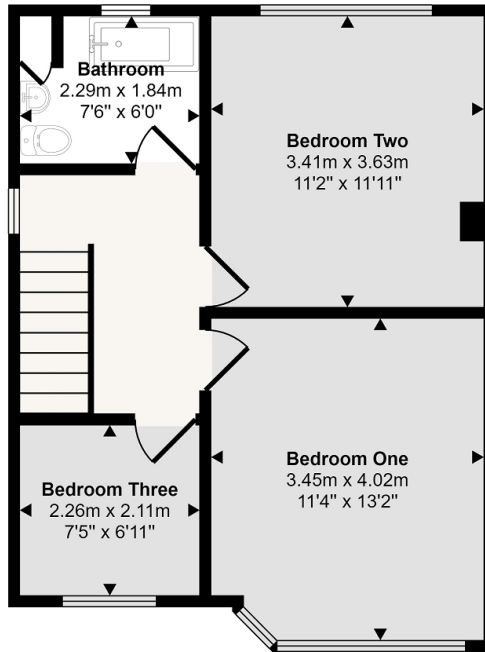
Local Authority - Folkestone & Hythe District Council



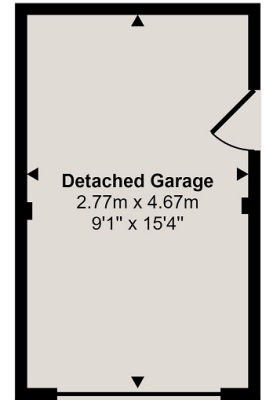
Approx Gross Internal Area
103 sq m / 1113 sq ft



Ground Floor
Approx 47 sq m / 502 sq ft



First Floor
Approx 44 sq m / 471 sq ft



Detached Garage
Approx 13 sq m / 139 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		82
(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.

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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.