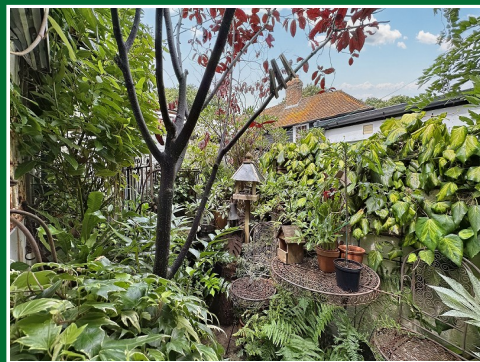




3 Church Villas Church Road, Lydd, Romney Marsh, Kent. TN29 9DX

Guide Price **£225,000**



- Mid terrace cottage
- Two double bedrooms
- Located in the heart of Lydd
- Ground floor bathroom
- Small courtyard garden

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 Sainsbury's 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 two bedroom mid-terraced cottage located in the heart of Lydd within short walking distance of the church. The property comprises of a living room, kitchen, lean-to and bathroom to the ground floor with two double bedrooms to the first floor. Outside the property enjoys a small courtyard garden with path leading out to the main road. There is currently a tenant in situ and the vendor would preferably like to sell with the tenant remaining.

GROUND FLOOR

LIVING ROOM

with glazed sash windows overlooking front, fireplace with tiled hearth and wood mantle, glazed front door

KITCHEN

with laminate wood effect flooring, a selection of high and low kitchen cabinets, one and a half bowl stainless steel sink, laminate worktops, glazed window overlooking rear, space for freestanding two undercounted freestanding appliances, integrated fan assisted oven, four ring hob with extractor fan over, localised tiling, under-stairs cupboard

LEAN-TO

with tiled flooring, space and plumbing for washing machine and tumble dryer

BATHROOM

with tiled flooring, WC, hand basin with mixer taps over, panelled bath with mixer taps and shower over, UPVC double glazed frosted window

SECOND FLOOR

LANDING

with access to both bedrooms

BEDROOM 1

with sash window overlooking front, built in cupboard, radiator, feature fireplace with hearth and wood surround, loft hatch

BEDROOM 2

with glazed sash window overlooking rear

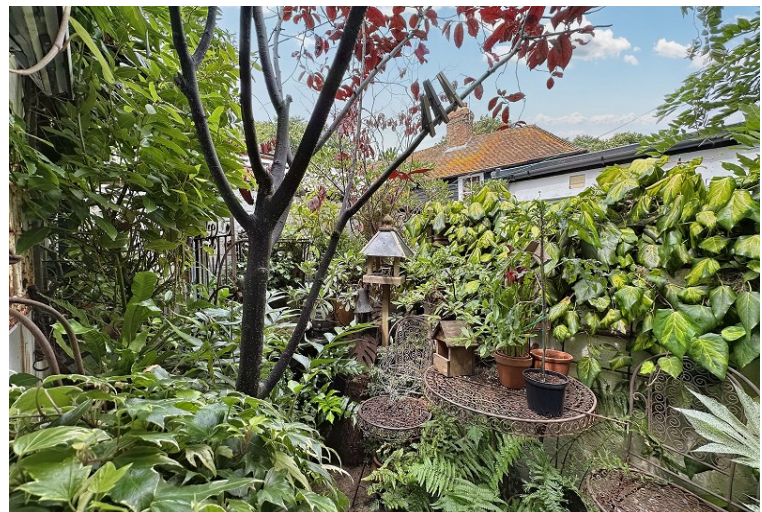
OUTSIDE

The property enjoys a small courtyard garden with gate with right of way to road. To the front the property has a selection of planting with the church immediately to the right as you leave the house.

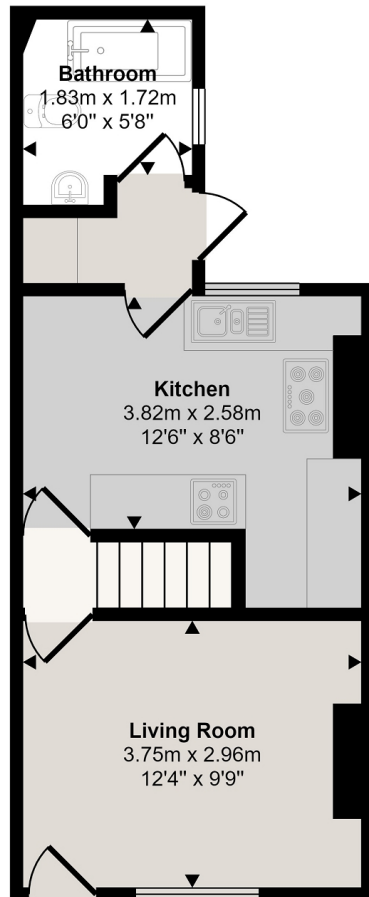
Tenure - Freehold

Council tax - Band B

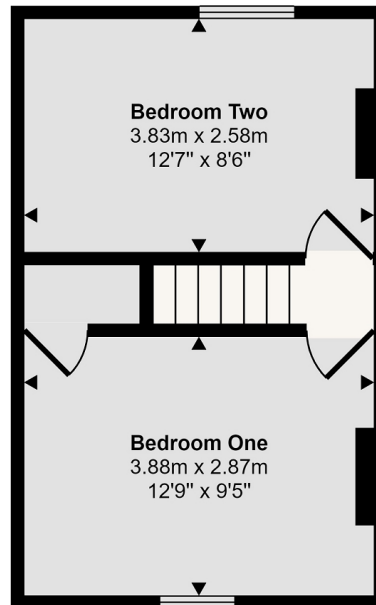
Local Authority - Folkestone & Hythe District Council



Approx Gross Internal Area
55 sq m / 591 sq ft



Ground Floor
Approx 30 sq m / 326 sq ft



First Floor
Approx 25 sq m / 265 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		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	15	
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.