



13 Wych Elm Way, Hythe, Kent. CT21 6QE

Guide Price **£345,000**



- Semi-Detached House
- Three bedrooms
- Rear garden backing on to canal
- Detached garage & driveway
- Early viewing recommended

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



The property is situated to the western side of the town on a popular residential development and within level walking distance of Hythe town centre with its range of independent shops and all-important Waitrose, Sainsburys and Aldi stores. Primary schooling is available in nearby Palmarsh with secondary schooling in 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 nearby Saltwood station, Folkestone West and Folkestone Central, giving quick access to London St Pancras in just over fifty minutes. Hythe also enjoys an unspoiled seafront and the Historic Royal Military Canal which runs through the centre of the town and backs onto the property giving scenic and unspoiled views.

A three bedroom semi detached house located in a sought after cul-de-sac location to the western side of town which comprises living room, kitchen, dining room and hallway on the ground floor and landing, bathroom, double and two single bedrooms on the first, one with superb views over the canal. Other features include double glazing throughout & no onward chain. The property enjoys a picturesque rear garden backing onto the canal with summer house and a detached garage and driveway to the front. In need of some updating, this is an attractive property and early viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALL

with radiator

LIVING ROOM

with UPVC double glazed windows overlooking front, gas fire with back boiler for central heating & hot water

KITCHEN

with tile effect vinyl flooring, a selection of high and low level kitchen cabinets, laminate worktops, space for tall fridge freezer, laminate worktops, localised tiling, freestanding oven with four ring gas hob over, one bowl stainless steel sink with mixer taps over, space & plumbing for slimline dishwasher, space & plumbing for washing machine, UPVC double glazed window overlooking rear garden, radiator, under stairs cupboard with shelving, opening into

DINING ROOM

with UPVC double glazed windows overlooking garden, radiator, high level UPVC double glazed windows, UPVC double glazed door leading to rear garden

LANDING

with loft hatch, narrow depth airing cupboard

BEDROOM 1

with UPVC double glazed window overlooking front, radiator

BEDROOM 2

with UPVC double glazed window overlooking side, radiator, door through to

BEDROOM 3

with UPVC double glazed window overlooking rear with views over canal and up to the roughs, radiator

BATHROOM

with tile effect vinyl flooring, panelled white bath with mixer taps over and separate overhead shower, wall mounted hand basin, WC, UPVC double glazed frosted window, radiator

OUTSIDE

The property enjoys a rear garden with hard standing leading onto area mainly laid to lawn with a selection of trees & bushes as well as access to a summer house. Side access leads to the front of the property where there is a driveway with parking for three cars, access to a detached garage with up and over door with the rest of the front garden being mainly laid to lawn with a selection of bushes/planting.

AGENTS NOTE

This property was underpinned in 1992 as part of an insurance claim but the current owners have had a structural engineers report taken out to confirm that there is no evidence to suggest any further significant movement has taken place. For further information, please contact our office.

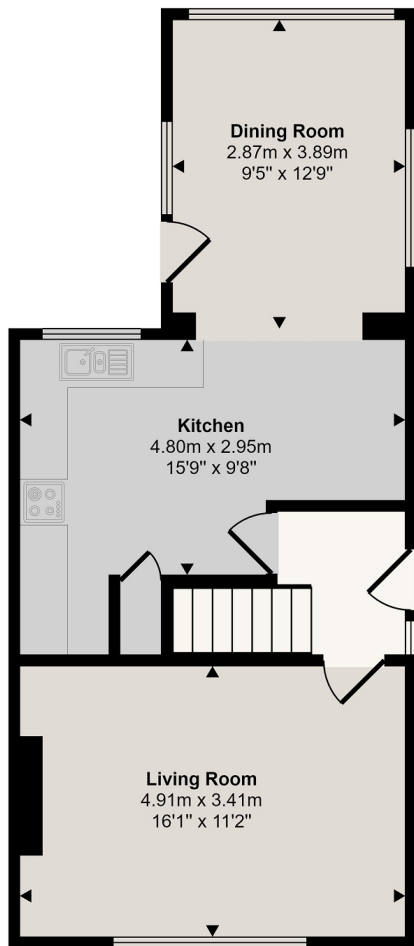
Tenure - Freehold

Council tax - Band D

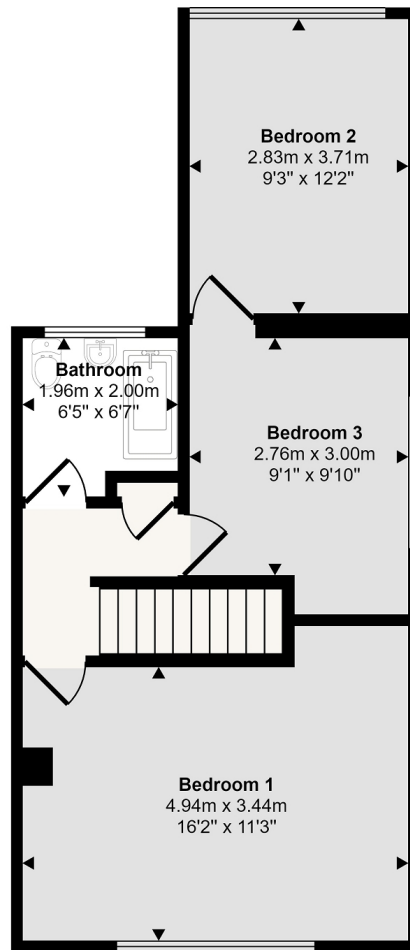
Local Authority - Folkestone & Hythe District Council



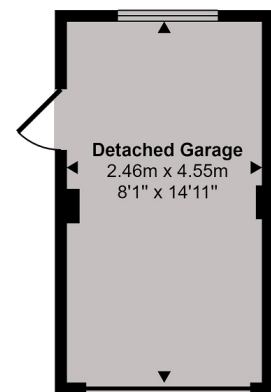
Approx Gross Internal Area
108 sq m / 1162 sq ft



Ground Floor
Approx 48 sq m / 515 sq ft



First Floor
Approx 49 sq m / 526 sq ft



Detached Garage
Approx 11 sq m / 121 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	60	
(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.