



4 Church Road, New Romney, Kent. TN28 8TY

Guide Price **£335,000**



- Mid terrace home
- Four bedrooms
- Central town location
- Conservatory
- Garden & parking for three cars

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



Situated in the heart of New Romney which offers a selection of independent shops together with a Sainsburys store. Primary and Secondary Schooling are also located close by. The town of New Romney also offers a doctors and dentist. The ever expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with the McArthur Glen Outlet, many Business Parks and the Cineworld Cinema. Access to the M20 Motorway is from Ashford, the motorway giving easy access to the Channel Tunnel Terminal and Port of Dover. High speed rail services are also available from Ashford International railway station travelling time to St. Pancras, London in just over thirty minutes

A four bedroom mid terrace home located in a central town location. The property offers a entrance hall, living room, kitchen, conservatory and bedroom to the ground floor with three further bedrooms, landing and a bathroom to the first floor. The property benefits from a modern fitted kitchen as well as gas fired central heating & double glazing throughout. With the added benefit of driveway with parking for three cars, an early viewing is highly recommend.

GROUND FLOOR

ENTRANCE HALL

with UPVC glazed front door with frosted window to side

LIVING ROOM

with UPVC double glazed windows overlooking front, radiator, gas fireplace with wooden surround, under stairs cupboard

KITCHEN

with wood effect tiled flooring, high and low level modern gloss kitchen cabinets, laminate worktops, space and plumbing for washing machine, stainless steel sink with mixer taps over, integrated double oven, integrated warming draw, space for American fridge freezer, integrated dishwasher, UPVC double glazed windows overlooking rear garden

CONSERVATORY

with tiled flooring, radiator, UPVC double glazed windows to all aspects with UPVC double glazed doors leading to rear garden

BEDROOM

with UPVC double glazed window overlooking front, electric panel heater, cupboard housing gas fired boiler

FIRST FLOOR

LANDING

with loft hatch accessing good sized loft space which neighbouring properties have converted to an additional bedroom with en-suite (subject to the relevant permissions), airing cupboard with shelving

BEDROOM

with UPVC double glazed windows overlooking front, radiator

BEDROOM

with UPVC double glazed windows overlooking rear, radiator

BEDROOM

with dual aspect UPVC double glazed windows overlooking front and rear

BATHROOM

with tiling floor to ceiling, WC, hand basin with mixer taps over, frosted UPVC double glazed windows, panelled white bath with electric shower and glass screen, stainless steel towel radiator

OUTSIDE

The property enjoys a low maintenance rear garden with patio seating area with pergola, a gate leads to an area mainly laid to lawn with a selection of planting and shed. To the front the property enjoys a driveway parking for three cars.

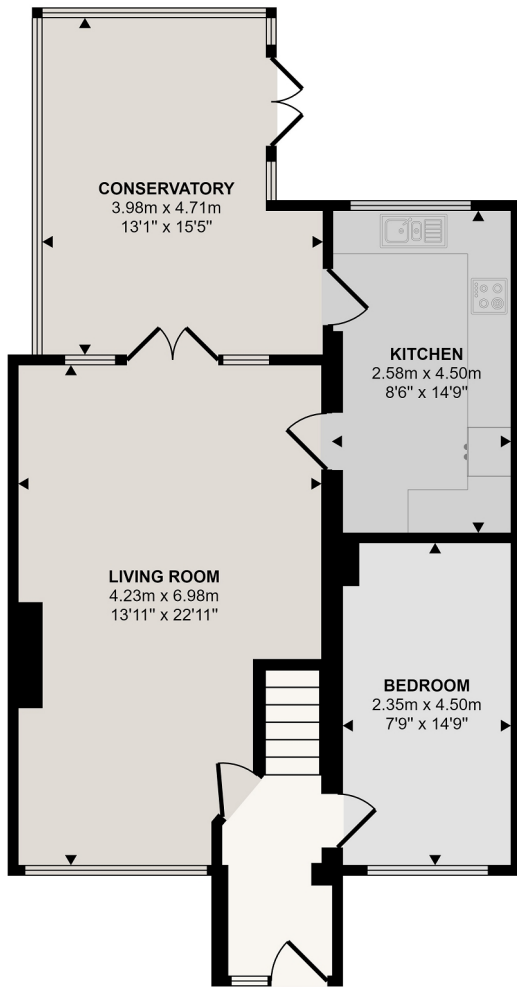
Tenure - Freehold

Council tax - Band C

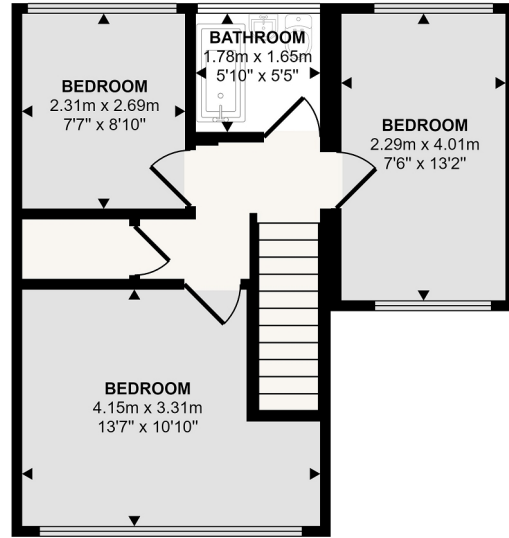
Local Authority - Folkestone & Hythe District Council



Approx Gross Internal Area
115 sq m / 1233 sq ft



Ground Floor
Approx 74 sq m / 797 sq ft



First Floor
Approx 40 sq m / 435 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	
(55-68)	D	
(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.