



49 High Street, Hythe, Kent CT21 5AD



**14 ROMNEY WAY,
HYTHE**

**£275,000 Freehold
NO ONWARD CHAIN**

Situated approximately 1.5 miles to the west of Hythe in a peaceful area, this two bedroom semi detached bungalow is to be sold with the benefit of no onward chain. Although in need of some general updating, it has the potential to create a comfortable home. Garage and manageable garden to rear. EPC D.



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**14 Romney Way
Hythe
CT21 6PL**

**Entrance Hall, Sitting Room, Kitchen,
Two Double Bedrooms, Shower Room
Front & Rear Gardens, Detached Garage**

DESCRIPTION

Situated in a peaceful and popular location, it is fair to say that whilst it has clearly been a loved home, this semi detached bungalow would now benefit from some general updating and improvement but, with comfortably proportioned accommodation has the potential to creat an exceptionally comfortable dwelling.

The accommodation comprises an entrance hall leading to the sitting room with double doors opening to the rear garden, a kitchen, two double bedrooms and a shower room.

To the rear of the bungalow is a garden which is manageable in size and enjoys a southerly aspect. To the end of the garden, with access from the rear, is a detached garage.

SITUATION

The property is situated approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

The accommodation comprises:

ENTRANCE HALL

Entered via a double glazed door, access to loft space, radiator, dado rail, doors to:-

SITTING ROOM

Painted timber fireplace surrounded inset with electric fire, two wall light points, dado rail, radiator, pair of double glazed doors with double glazed panels to either side giving access to the rear garden.



KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, recess for undercounter fridge freezer, worksurface inset with stainless steel sink and drainer unit with mixer tap and filter tap, coordinating wall cupboards, recess for freestanding cooker with extractor hood above, double glazed window overlooking the rear garden, tiled walls.

BEDROOM 1

Fitted wardrobe cupboards, double glazed window to front, radiator.

BEDROOM 2

Double glazed window to front, radiator.

SHOWER ROOM

Walk-in shower enclosure with Triton electric shower, low-level WC, pedestal wash basin, obscure double glazed window to side, radiator.

OUTSIDE

Front garden

The garden to the front of the property is laid mainly to lawn and is set behind a low fence. A sloped decked pathway leads to the front door, a side gate giving access to the:-

Rear garden

Directly to the rear of the property is a decked terraced area with steps leading down to the remainder of the garden that has been topped predominantly in artificial grass for ease of maintenance. A gate to the rear leads out to the access road for the detached garage.

DETACHED GARAGE

Of block work construction with up and over door to front, personal door to side, power and light.

EPC Rating Band D.

COUNCIL TAX

Band C approx. £1952.91 (2022/23)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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NOTES

Romney Way, Hythe, CT21

Approximate Gross Internal Area = 61.8 sq m / 665 sq ft

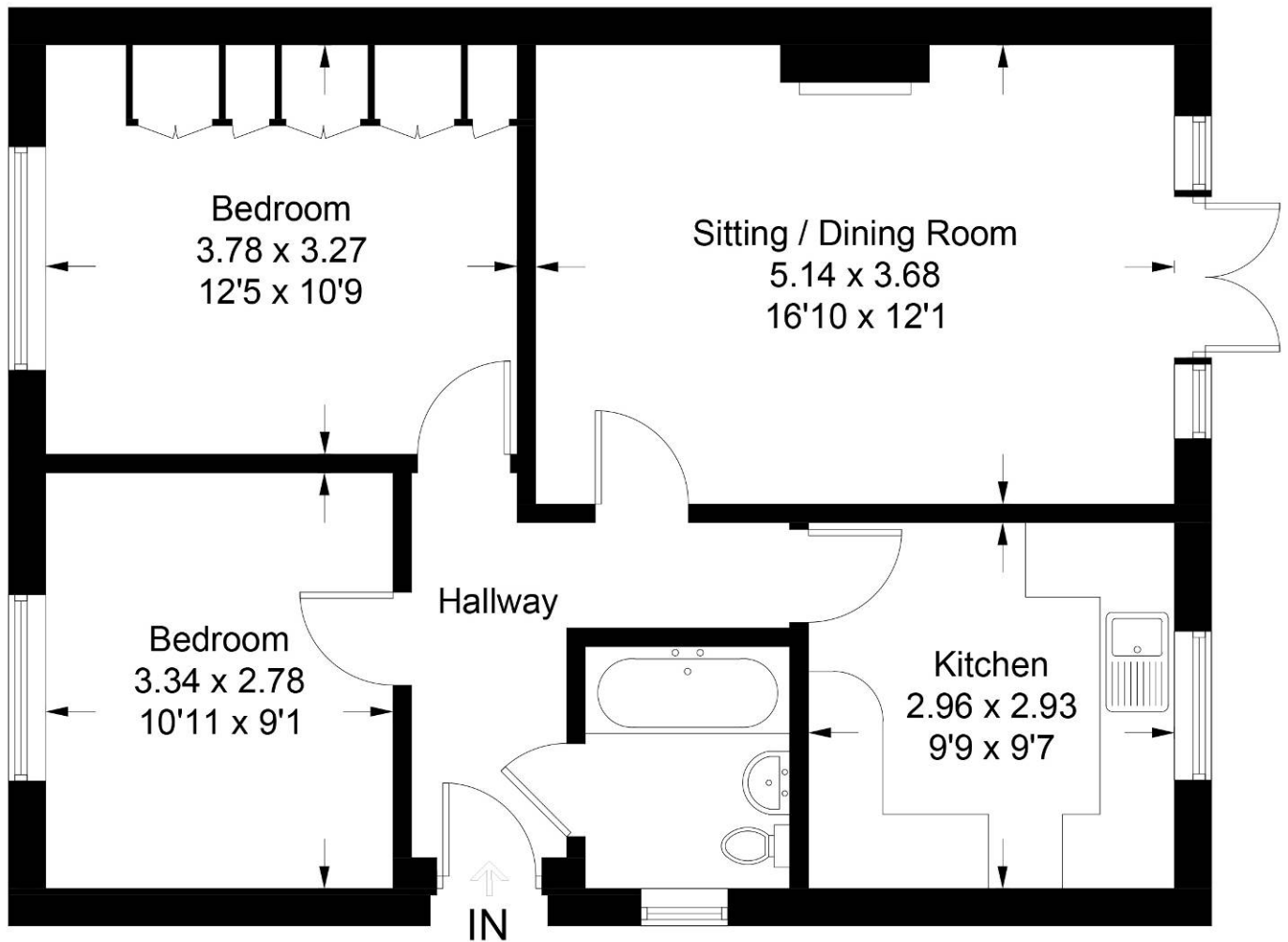


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