



49 High Street, Hythe, Kent CT21 5AD



**37 BURMARSH ROAD  
HYTHE**

**£299,950 Freehold  
NO ONWARD CHAIN**

Enviably situated adjacent to the Royal Military Canal and close to a bus route making it accessible to the town centre, this semi detached bungalow enjoys comfortably proportioned accommodation including a sitting room, fitted kitchen, 2 bedrooms and a shower room. Gardens, detached garage and parking. EPC C.



**37 Burmarsh Road  
Hythe  
CT21 6QL**

**Entrance Vestibule, Inner Hall, Sitting Room, Kitchen,  
2 Bedrooms, Shower Room,  
Detached Garage, Gardens, Parking**

**DESCRIPTION**

This well situated semi-detached bungalow offers comfortably proportioned accommodation and pretty gardens to the front and rear. Although appearing to have been well maintained, it is fair to say that it would now benefit from some general updating but does offer the potential to provide a particularly comfortable home.

The accommodation includes an entrance vestibule, inner hall, sitting room, fitted kitchen, two bedrooms and a shower room. The delightfully secluded rear garden provides a pleasant environment for alfresco dining and there is ample parking to the front leading to the detached garage.

**SITUATION**

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

Hythe is a well served town with a bustling High Street offering a variety of independent shops, boutiques, cafes, restaurants, doctors and dentists etc. There are also 4 supermarkets (including Waitrose, Sainsbury and Aldi). 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 VESTIBULE**

Entered via a UPVC and obscured double glazed door with coordinating panel to side, access to loft space, access to deep storage cupboard housing Alpha gas fired boiler, doors to kitchen and bathroom, open plan to:

### **INNER HALLWAY**

Access to deep shelved linen cupboard, coved ceiling, doors to:

### **SITTING ROOM**

Coved ceiling, floor to ceiling double glazed window to front looking towards the Royal Military Canal, radiators.

### **KITCHEN**

Range of base cupboard and drawer units incorporating recesses and provision for freestanding cooker and washing machine, rolltop top work surfaces inset with stainless steel sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, space for freestanding fridge/freezer, double glazed window to front looking towards the banks of the Royal Military Canal, radiator.

### **BEDROOM**

Range of built-in wardrobe cupboards and dressing table unit, coved ceiling, double glazed window to rear overlooking the garden, radiator.

### **BEDROOM**

Coved ceiling, double glazed casement door with double glazed window to side opening to and overlooking the rear garden, radiator.

### **SHOWER ROOM**

Twin sized shower enclosure fitted with thermostatically controlled shower, low-level WC with concealed cistern and vanity cupboard to side with wash basin and mixer tap over, obscured double glazed window to side, radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property is laid predominantly to lawn with a driveway providing off-road parking for a number of vehicles and access to the detached garage.

#### **GARAGE**

Of prefabricated construction, up and over door to front, personal door to side, window to rear.

#### **REAR GARDEN**

The garden to the rear of the property is well enclosed by timber panelled fencing and incorporates a generous paved terrace directly to the rear of the bungalow extending to the remainder of the garden which is laid mainly to lawn edged by borders planted with a variety of shrubs and other plants.

#### **EPC Rating C**

#### **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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# Burmarsh Road, Hythe, CT21

Approximate Gross Internal Area = 57.9 sq m / 623 sq ft

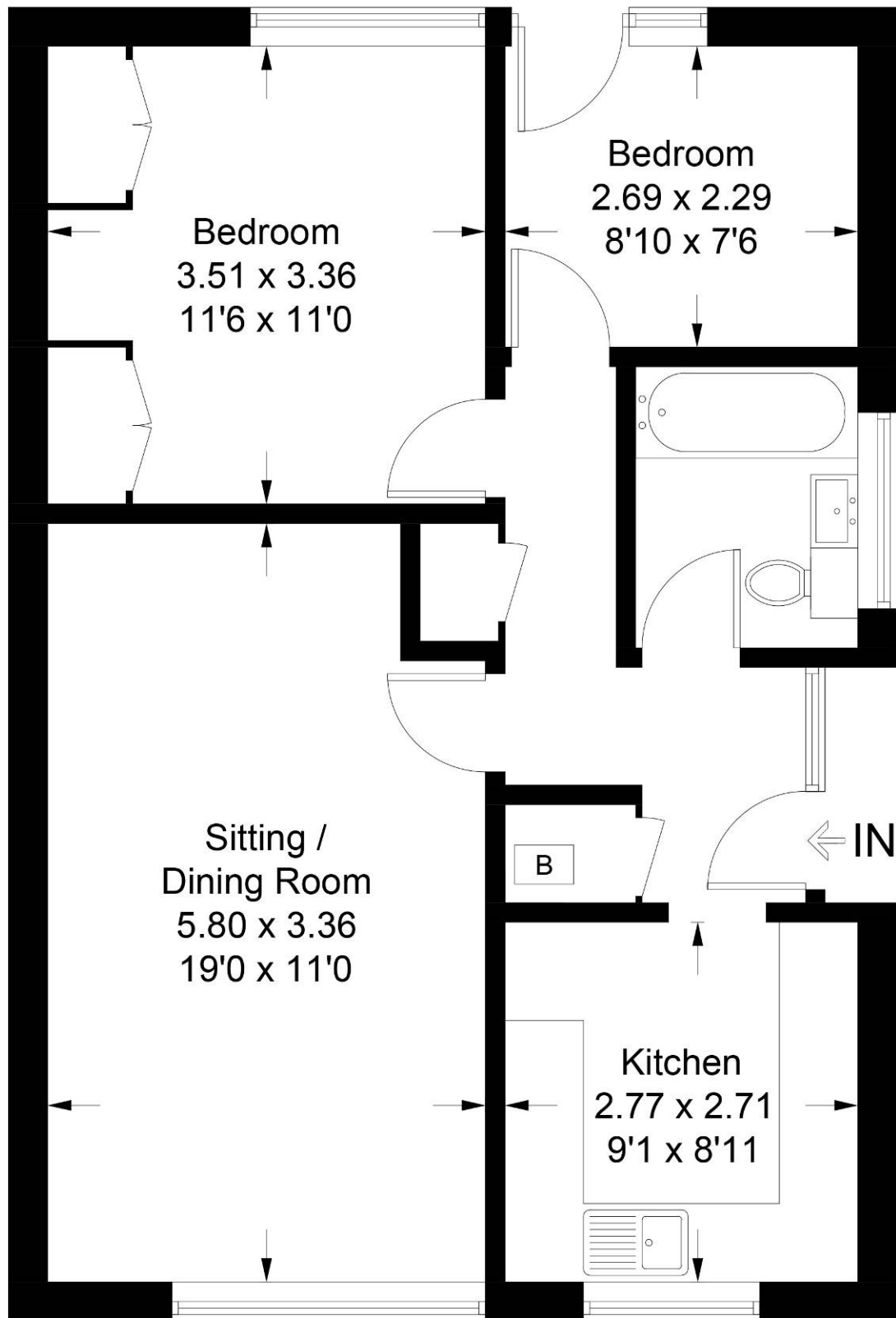


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