



Lake Drive, Hythe

- TERRACED HOUSE - NO FORWARD CHAIN
- FITTED KITCHEN - SITTING ROOM
- GAS CENTRAL HEATING - DOUBLE GLAZING
- DEDICATED PARKING - FREEHOLD

- THREE BEDROOMS - EN-SUITE TO BEDROOM ONE
- FAMILY BATHROOM
- FENCE ENCLOSED REAR GARDEN
- COUNCIL TAX BAND: C - EPC: C

Guide Price £300,000

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Lake Drive, Hythe

DESCRIPTION

Guide price £300,000 - £325,000 Available with no forward chain. Built within the last few years, this three bedroom terrace house is presented to a very good standard and is located within the spacious phase at Martello Lakes, close to Hythe town centre.

Entering property into hallway with doors off to cloak room with low level wc and pedestal wash hand basin, further storage cupboard. The fitted kitchen provides units to wall and base, work surfaces with inset stainless steel sink and drainer, mixer tap. Built in electric cooker and inset gas hob, stainless steel extractor over. Spaces and plumbing for appliances. Wall mounted boiler for gas central heating system. Laminate flooring extending into sitting room with under stairs storage cupboard, double glazed window and patio doors out to rear gardens.

Upper floor landing, two double size bedrooms with bedroom one having en-suite shower room, double glazing and radiators, further single size bedroom. Family bathroom with three piece suite comprising , panel bath, low level wc and wash hand basin, splash back tiling and double double glazed window.

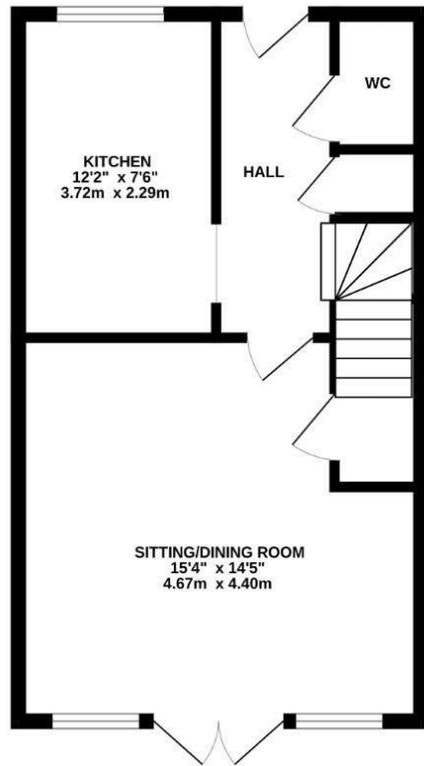
The rear garden is fence enclosed, mainly laid to lawn with paved patio area for family entertaining, timber shed and gate access to rear. Front elevation provides two dedicated car parking spaces.

Popular local attractions include pleasant walks and picnics along the Royal Military Canal. You can also visit the famous Romney Hythe and Dymchurch Steam railway. This popular town offers a good selection of independent shops together with a Waitrose, Aldi and Sainsbury's stores, as well as a host of coffee and tea shops, bars and restaurants. Hythe also offers a wealth of recreational activities and sports clubs as well as several nearby golf courses. Folkestone West main line railway station is approximately 15 minutes away.

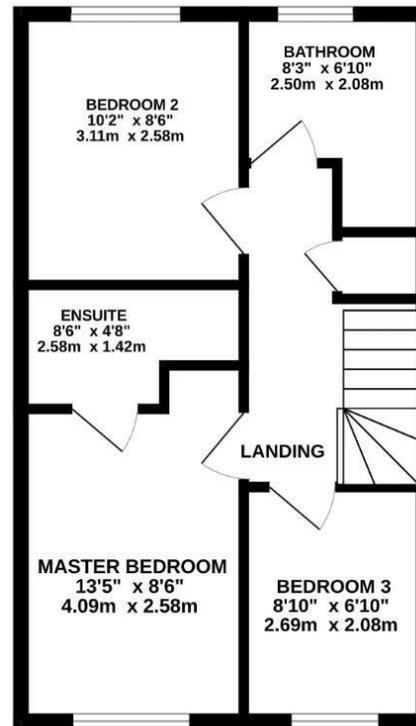




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Hythe Office on 01303 261557 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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