



## Tourney Close, Hythe

- DETACHED BUNGALOW - NO FORWARD CHAIN
- LOUNGE
- DOUBLE GLAZED LEAN TO
- GAS CENTRAL HEATING
- GARAGE WITH ELECTRIC ROLLER DOOR
- TWO BEDROOMS
- KITCHEN
- SHOWER ROOM/WC
- DOUBLE GLAZING
- GARDENS TO FRONT & REAR

**Guide Price £325,000**

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# Tourney Close, Hythe

## DESCRIPTION

GUIDE PRICE £325,000-£350,000:

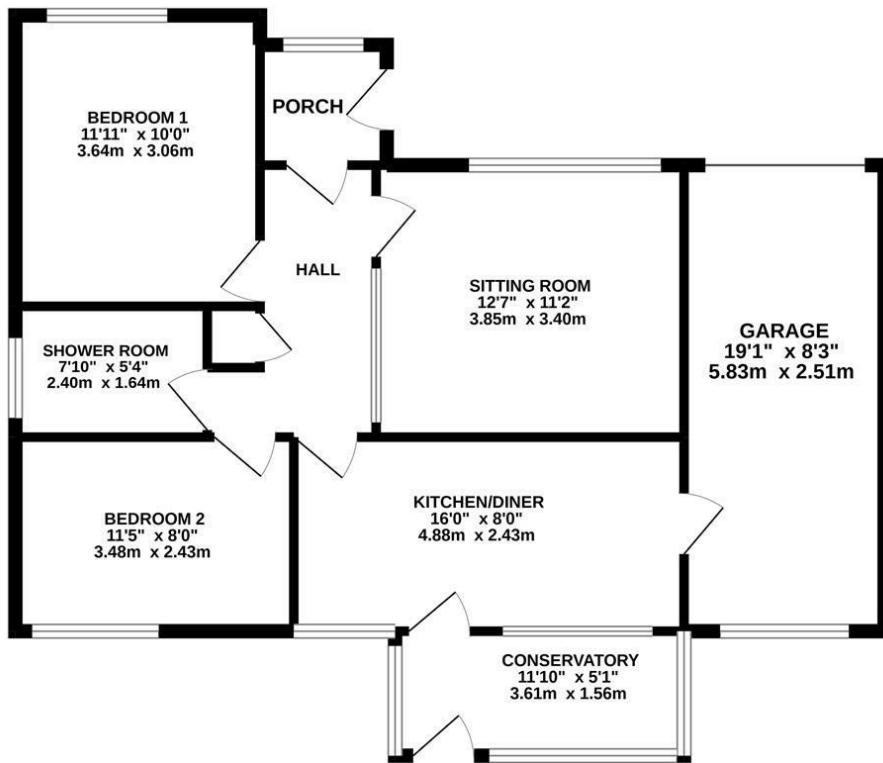
Situated at the end of a quiet cul-de-sac in the popular village of Lympne. this detached bungalow is double glazed and has gas fired central heating. The accommodation comprises entrance porch through to hallway with doors leading to the lounge, two bedrooms, shower room/wc and kitchen. From the kitchen there is a door to a double glazed lean to and further door from the kitchen through to the garage that houses a Vaillant gas fired boiler and electric roller garage door. There is access to the loft which is insulated and has electric light. To the front is a lawned garden which is wall enclosed and driveway for one car with side access leading to the rear garden which is timber panel fence enclosed and has a timber shed. The property would require some general updating and would suit a variety of buyers. Note the property is being sold as a no chain sale.

The property is close to a good range of local amenities in the village including primary school. Nearby access to Junction 11 of the M20 is a short drive away providing access to the principal towns in the area, also Westernhanger train station is close by which will take you to Ashford International to make the connection to St Pancras, ideal for commuting to London. The Cinque Port Town of Hythe is only a short car ride away and offers a good selection of independent shops together with a Waitrose, Iceland, Aldi and Sainsburys stores. The historic Royal Military Canal runs through the centre of the town offering many walking and recreational facilities as does Hythe's unspoilt promenade. Lympne primary school is within easy reach, with secondary schooling available in nearby Saltwood and both boys and girls grammar schools in Folkestone.





## GROUND 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.

156a High Street, Hythe, CT21 5JU

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hythe@hunters.com <https://www.hunters.com>



## 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		87
(81-91)	B		
(69-80)	C		68
(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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