



Elm Road, Romney Marsh

- SEMI-DETACHED CHALET BUNGALOW
- SITTING ROOM /DINING ROOM
- KITCHEN
- DOUBLE GLAZING - GAS CENTRAL HEATING
- EPC: D - COUNCIL TAX BAND: C
- THREE BEDROOMS
- CONSERVATORY
- SHOWER ROOM
- NO FORWARD CHAIN

Asking Price £325,000

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Elm Road, Romney Marsh

DESCRIPTION

This Chalet Bungalow is located in St Mary's Bay, close to the seaside and beach, local shops, cafes and a Tesco store. Also close by is the famous Romney Hythe and Dymchurch Steam Railway.

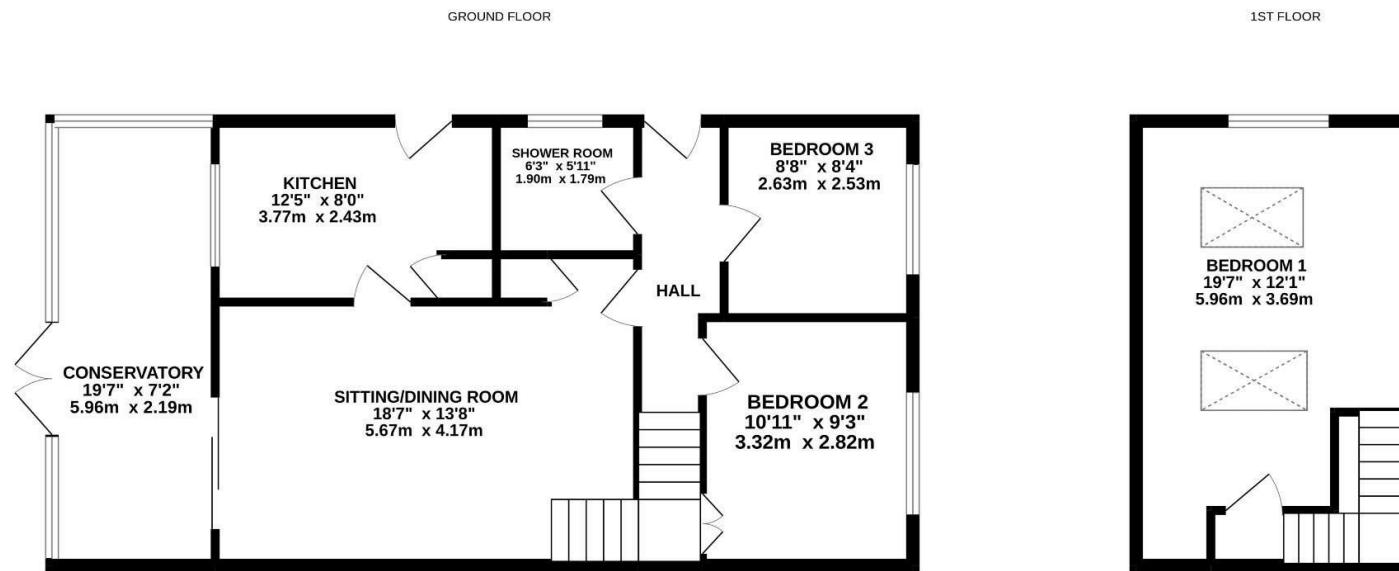
Available with no forward chain, the living space comprises three bedrooms including a spacious bedroom to the upper floor. Two further bedrooms to the ground floor, one currently used as an office. Inner hallway provides a shower room leading to a spacious sitting room/dining room. The kitchen could benefit from updating, there are existing units to wall and base, spaces for various appliances, boiler servicing central heating system. Doors from sitting room leading to a pleasant sized conservatory with double glazed windows overlooking the rear gardens.

The rear gardens are fence enclosed, mainly laid to grass. Paved patio. Established bushes, trees, plants and several timber storage sheds. Side access to and from the front elevation with lawn garden and established bushes and planting. Pathway access from the front to an en-bloc garage.

Situated between the towns of Hythe and New Romney, with good access to Ashford and Folkestone both of which are served by the High Speed link to St. Pancras (approximately 39 minutes from Ashford, 59 from Folkestone). Approximately fifteen minute drive to the Cinque Ports town of Hythe.







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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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		85
(81-91)	B		
(69-80)	C		64
(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.

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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