



Cornflower Avenue, Hythe

- THREE BEDROOM SEMI-DETACHED HOUSE
- SITTING ROOM
- VARIETY OF INTEGRATED APPLIANCES
- GAS CENTRAL HEATING
- CAR PORT-PARKING SPACE TO REAR
- PRIME POSITION
- FITTED KITCHEN/DINING ROOM
- DOUBLE GLAZING
- LOVELY ENCLOSED GARDEN
- EPC: B Council Tax Band: D

Asking Price £375,000

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Cornflower Avenue, Hythe

DESCRIPTION

This three bedroom house is located in a prime position on the popular Martello Lakes close to Hythe town centre. The living space is spacious and presented to a very good standard. Enter the property into a lovely hallway with doors off to cloakroom with low-level wc.

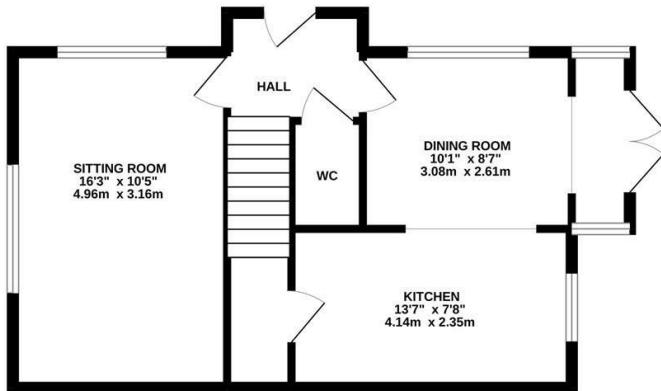
The sitting room is light and airy with double glazed windows to front and side, double radiators with thermostat controls, there is an ample supply of power and tv points. The fitted kitchen has laminated flooring, stainless steel sink and drainer, double glazed window to rear, there is an excellent supply of units to wall and base, incorporating wall mounted combi boiler with matching door, integrated units including quality fridge freezer, washer dryer and dishwasher, built in electric oven inset gas hob over with decorative tiling, extractor hood over.

There is also a useful pantry/storage cupboard to store a variety of household items. Open plan into dining room with double glazed window to front and double-glazed doors out to rear garden. The upper floor landing leads off to three bedrooms, the master bedroom is of a generous size with double glazed windows to front and benefits from a modern en-suite shower room and wc. Pretty bedroom two is also a double size with double glazed windows to front and side. Bedroom three is a single size with double glazed window to side. The modern style bathroom with three-piece suite incorporating panel bath with partly tiled walls, pedestal wash hand basin and low-level wc. Double glazed window and radiator under. The lovely rear gardens are very well maintained and fence enclosed. Mainly laid to artificial grass, raised flower borders, paved patio for family entertaining, gated access out to rear carport and further off road parking space. Outside lighting to the property. The property still retains an NHBC certificate.

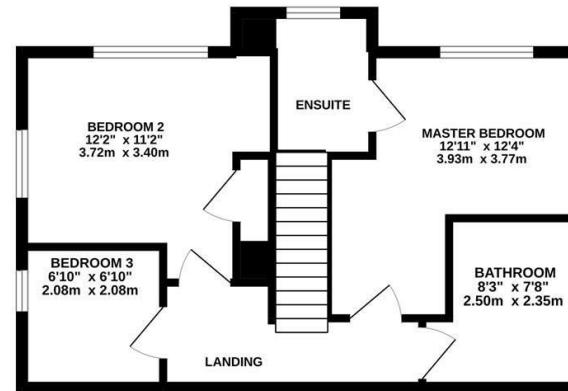




GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.5 sq.m.) approx.

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	96	
(81-91)	B	84	
(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.

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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