

Shaw Rabson & Co

ESTATE AGENTS - LETTINGS AGENTS



**28 Cedar Crescent, St. Marys Bay, Romney
Marsh, Kent, TN29 0XH**

- 3 BEDROOMS
- KITCHEN
- ST MARY'S BAY
- CLOSE TO SEAFRONT AND COUNTRYSIDE

- BATHROOM
- FRONT AND REAR GARDEN
- REQUIRES SOME UPDATING
- NO ONWARD CHAIN

**Asking Price
£280.000**

Full description

This semi-detached bungalow is in a quiet cul-de-sac in St Mary's Bay, a stone's throw from the beach, local shops and amenities. The property comprises of 3 bedrooms, lounge, bathroom and kitchen and benefits from uPVC double glazing and gas central heating. This property requires updating throughout. No onward chain.

ENTRANCE HALL

Walk in cloak cupboard with shelving. Vinyl tiled floor.

LOUNGE

19'6" x 10'7" (max approx)

Two radiators. Telephone point. TV aerial point. Vinyl tiled floor. Central heating control.

KITCHEN/ BREAKFAST ROOM

11'9" x 7'8" (max approx)

Work surface. Cupboard and drawers under with matching cupboard over. Stainless steel sink and drainer with taps. Space and plumbing for washing machine. Space for gas cooker and electric points. Radiator. Vinyl tiled floor. Fully glazed UPVC door to side of property.

INNER HALLWAY

Hatch to loft with loft ladder. Doors to.

BEDROOM

10'11" x 11'5" (max approx)

Radiator. Vinyl tiled floor

BEDROOM

10'8" x 8'4" (max approx)

Radiator. Vinyl tiled floor

BEDROOM

6'5" x 10'11" (max approx)

Radiator. Vinyl tiled floor

BATHROOM

6'10" x 5'8" (max approx)

Matching suite. Comprising of low level WC, pedestal hand basin. Panel bath with mixer taps. Fully tiled. Vinyl tiled floor. Single radiator.


OUTSIDE

To Front: Driveway for several cars. Space for double garage

To Rear: Enclosed garden with spacious side access. Wall. Gate. Light



Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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  | |

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