



St. Martins Road

New Romney TN28 8JY

- End Terrace Family Home
 - Three Bedrooms
 - Fitted Kitchen
 - Front & Rear Gardens
- Well Presented
- Spacious Lounge/Diner
 - Family Bathroom
 - No Onward Chain

Asking Price £250,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom end terrace property conveniently located within walking distance of local amenities and schools. The accommodation comprises a reception hall, spacious lounge/diner, a fitted kitchen, three bedrooms and a bathroom. There are also front and rear gardens, and the property is being sold with the benefit of no onward chain. An early viewing comes highly recommended.

Located on a popular residential estate within walking distance of New Romney high street and amenities. The Cinque Port town of New Romney offers a selection of independent shops and restaurants including a Sainsbury's store, a public library, doctors' and dentists' surgeries. Dungeness National Nature Reserve is just a short drive away. St. Nicholas primary school and the Marsh Academy secondary school are both only a short walk away. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities, access to the M20 as well as high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading west along the coast you will find the picturesque town of Rye, while to the east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover for access to mainland Europe.

Ground Floor:

Front Entrance

With wall light to side and canopy over, UPVC frosted double glazed front door opening to reception hall.

Reception Hall 12'7 x 5'11

With side aspect UPVC double glazed window, stairs to first floor, understairs store cupboard housing gas meter, coved ceiling, tiled floor, radiator, open doorway to kitchen, door to lounge/diner.

Lounge/Diner 22'4 x 12'6 (max)

With large front aspect UPVC double glazed window looking onto garden, frosted double glazed UPVC window and door opening to rear garden, dado rail, coved ceiling, two radiators.

Kitchen 9'4 x 9'3

With rear aspect UPVC double glazed window looking onto garden, UPVC frosted double glazed back door to side, fitted kitchen comprising a range of white gloss finish store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainers with mixer tap over, four ring ceramic hob with extractor canopy over and electric oven under, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, understairs cupboard housing electric meter and consumer unit, space and plumbing for washing machine, tiled floor.

First Floor:

Landing

With side aspect UPVC double glazed door, loft hatch.

Bedroom 12'8 (max) x 12'

With front aspect UPVC double glazed window, recessed fitted wardrobe, radiator.

Bedroom 10'5 x 10'1

With rear aspect UPVC double glazed window looking onto garden, radiator.

Bedroom 8'4 x 7'11 (max points)

With front aspect UPVC double glazed window, radiator.

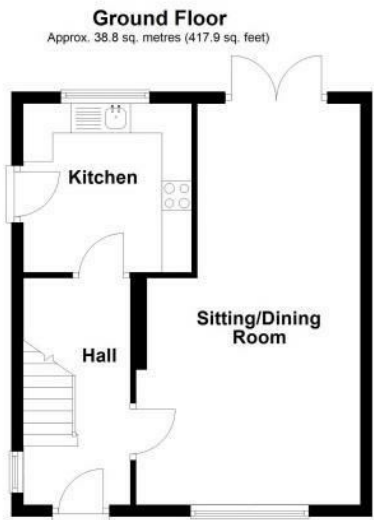
Bathroom 8' x 5'6

With two UPVC frosted double glazed windows, panelled bath with mixer tap and shower attachment over, wash hand basin with mixer tap over and store cabinet under, WC, chrome effect heated towel rail, fully tiled walls, tiled floor.

Outside:

To the front is a lawned garden; a side gate opens to a path along the side of the property to the rear paved patio area with an outside tap and power points, and a concrete base for a garden shed. The garden is laid to lawn.






Total area: approx. 77.6 sq. metres (835.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurement of doors, windows and rooms as well as positioning of any fixtures, fittings or features are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective tenant or purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for guidance and should not be relied upon as a basis for valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	69	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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